

**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

Homewise
1301 Siler Road Building D
Santa Fe, NM 87507

Project# PR-2019-002293
Application#
SD-2021-00017 PRELIMINARY/FINAL PLAT
SD-2021-00015 WAIVER TO IDO

LEGAL DESCRIPTION:

For all or a portion of: **BLOCK A-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **301 PLATINUM between 3rd ST SW and SILVER AVE SW**, containing approximately 0.1421 acre(s). (K-14)

On February 3, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

SD-2021-00017 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat subdivides an existing lot into 8 lots and a tract consisting of a total of 0.1421 acres in size.
2. The property is zoned MX-FB-ID. Future development must be consistent with the underlying zone district.
3. At the December 15, 2020 Zoning Hearing Examiner (ZHE) Meeting, a Variance of 7 ft 7 inches to the 35 ft maximum building height for a building < 20 ft from the front property line was approved.
4. At the December 15, 2020 ZHE Meeting, a Variance of 15 ft to the required 15 ft rear yard setback was approved.
5. At the December 15, 2020 ZHE Meeting, a Variance of 1 ft 6 inches to the required 10 ft minimum ground floor height was approved.
6. At the December 15, 2020 ZHE Meeting, a Variance of 29% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Silver Ave was approved.

7. At the December 15, 2020 ZHE Meeting, a Variance of 1% to the required 40% of clear transparent windows and/or doors on the ground floor street-facing facade for porch, stoop, urban residential, and warehouse frontage types for a building facade facing Third St was approved.
8. At the December 15, 2020 ZHE Meeting, a Variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Silver Ave was approved.
9. At the December 15, 2020 ZHE Meeting, a Variance of 19% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Nickel Rd was approved.
10. At the December 15, 2020 ZHE Meeting, a Variance of 2% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Third St was approved.
11. At the December 15, 2020 ZHE Meeting, a Variance of 5% to the required 30% of clear transparent windows and/or doors on each second floor and higher facade facing a public street or alley for a building facade facing Platinum St was approved.
12. 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 application number to be added to the Plat, the AGIS DXF file, and the MRGCD signature.
2. The applicant will obtain final sign off from Planning by April 3, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

SD-2020-00015 WAIVER TO IDO

1. The applicant proposes waivers to the IDO/DPM standard(s) consisting of a waiver of 0.3 feet to the required 10-foot sidewalk width for the existing 9.7-foot sidewalk along Silver Avenue SW and a waiver of 4 feet to the required 10-foot sidewalk width for the existing 6-foot sidewalk along Third Street SW.
2. The requests are justified per 14-16-6-6(P)(3) of the IDO. The sidewalks along Silver Avenue SW and Third Street SW are completely constructed with urban infrastructure including all utilities, and the sidewalk's character are consistent with the surrounding neighborhood.
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 **FEBRUARY 18, 2021**. 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.

Official Notice of Decision

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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://wetransfer.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,

A handwritten signature in black ink, appearing to read 'J. Wolfley', written in a cursive style.

Jolene Wolfley
DRB Chair

JW/jr

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174