

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

John Shaver/Pinon Creek Townhome Assn.
P.O. Box 13021
Albuquerque, NM 87123

Project# PR-2021-006216
Application#
SD-2022-00023 PRELIMINARY/FINAL PLAT
VA-2022-00040 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 6 & 74, PINON CREEK** zoned **R-T**, located at **435 PINON CREEK SE between FOUR HILLS RD and SERENITY CT** containing approximately **0.635** acre(s). **(L-23)**

On March 2, 2022, 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-2022-00023 PRELIMINARY/FINAL PLAT

1. This is a request to relocate an interior lot line between Lot 6 and Lot 74 to match the field location of homes.
2. The property is zoned R-T. Future development must be consistent with the underlying zone district.
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 application number to be added to the Plat, AGIS DXF file, and for a note to be added to the Plat indicating the Sidewalk Waiver.
2. The applicant will obtain final sign off from Planning by May 4, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2022-00040 SIDEWALK WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the IDO/DPM requirements to construct a 5-foot wide sidewalk along Pinon Creek Road where a sidewalk doesn't exist.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. There is no existing sidewalk along Pinon Creek Road in the vicinity of the subject property, and this request will not be materially contrary to the public safety, health, or welfare, and will not cause significant material adverse impacts on surrounding properties.
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 **MARCH 17, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. 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).

Official Notice of Decision

Project # PR-2021-006216 Applications# SD-2022-00023, VA-2022-00040

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Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive, flowing style.

Jay Rodenbeck
DRB Chair

JR

Arch + Plan Land Use Consultants LLC, P.O. Box 25911, Albuquerque, NM 87125