

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, Inc.
1301 Silver Road, Building D
Santa Fe, NM 87507

Project# PR-2021-006255
Application#
SD-2022-00016 PRELIMINARY/FINAL PLAT
VA-2022-00038 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **LOT 1, BLOCK 1, APODACA & SEDILLO ADDITION** zoned **MX-T**, located at **1400 8TH ST SW between LEWIS AVENUE SW and BELL AVE SW** containing approximately **0.0849** acre(s).
(L-14)

On March 9, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

SD-2022-00016 PRELIMINARY/FINAL PLAT

1. This is a request to subdivide one existing lot into two lots, Lot 1-A at 0.0414 acre in size, and Lot 1-B at 0.0435 acres in size.
2. The property is zoned MX-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.

4. At the March 9, 2022 DRB meeting, the DRB made administrative decisions permitting the existing sidewalk width for the existing sidewalk along 8th Street SW, and permitting the existing ROW width for Lewis Avenue SW and 8th Street SW.

Conditions:

1. Final sign off is delegated to ABCWUA for the completion of the tapping permit, the establishment of separate accounts, and for necessary easements as discussed.
2. Final sign off is delegated to Planning for the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by May 11, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2022-00038 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 sidewalk along Lewis Avenue SW where a sidewalk doesn't exist.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The existing buildings on the subject property were constructed prior to the enactment of the IDO and DPM and are fronting a ROW deficient of width, requiring the demolition of buildings to widen the ROW to permit a sidewalk meeting IDO and DPM width requirements.
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 24, 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-2021-006255 Applications# SD-2022-00016, VA-2022-00038

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Sincerely,

A handwritten signature in black ink that reads "Jay Rodenbeck". The signature is written in a cursive style with a large, looping initial "J".

Jay Rodenbeck
DRB Chair

JR

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