



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 3, 2011

**Project# 1004906**

11DRB-70154 SUBDN DESIGN VARIANCE FROM MIN DPM STDS  
11DRB-70168 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC & CARTESIAN SURVEYS INC  
agent(s) for THOMAS SLATES request(s) the above action(s) for all or a portion of  
Tract(s) 118-C, 118-D, & 118-E, **MRGCD MAP 32** zoned R-1, located on  
GUADALUPE TR NW BETWEEN GRIEGOS RD NW AND MONTANO RD NW  
containing approximately 2.06 acre(s). (F-14)

At the August 3, 2011 Development Review Board meeting, the subdivision design  
variance was approved as shown on the Exhibit in the planning file, based on the  
following findings:

FINDINGS:

- (1) The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community, and in fact would improve emergency access for this subdivision with a wider and improved surface, and the minimal 25 foot length of asphalt paving is not considered a significant impact or injurious to adjacent property; and
- (2) The variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other city code or ordinance, and in fact is consistent with the zoning ordinance and the North Valley Area Plan which encourages the proposed development, and is also similar to an existing street, Bayita Lane NW, on the opposite site of Guadalupe Trail NW from the subject subdivision; and
- (3) The variance will not permit, encourage or make possible undesired development in the 100-year Floodplain, but will aid in management of storm water drainage; and
- (4) The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements because this involves a private street; and
- (5) Varying from the normal requirements will encourage flexibility and economy in subdivision design, allowing a gravel road surface in conjunction with ponding street flow runoff in front yards.

With an approved grading and drainage plan engineer stamp dated 7/22/11 and with the signing of the infrastructure list dated 8/03/11, the preliminary plat was approved; t he