

**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

November 8, 2018

Westway Homes
9600 Tennyson ST NE
ABQ, NM 87109

Project# PR-2018-001331

Application#

SD-2018-00076 – PRELIMINARY PLAT

VA-2018-00112 – VARIANCE

VA-2018-00113 – SIDEWALK DEFERRAL

SD-2018-00077 – VACATION OF PUBLIC
EASEMENT

LEGAL DESCRIPTION:

All or a portion of TRACT A-6-B PLAT of TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK and TRACT B, MESA DEL SOL MONTAGE UNIT 3A, zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE containing approximately 32.3 acre(s).

On November 7, 2018, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the requests based on the following Findings:

Findings: SD-2018-00076 – PRELIMINARY PLAT

1. This a request for a preliminary plat to create 135 residential lots in Mesa Del Sol.
2. Exhibit C-1 – ReUse Exhibit for Montage Unit 3B is included in the Preliminary Plat approval.
3. A Grading + Drainage Plan was approved by Hydrology with an engineer's stamped date 9-24-14.
4. The required Infrastructure List was signed and dated by the DRB at the hearing.

5. Per Section 14-16-6-6(J)(2)(c)(1), a Letter of Advice was issued on July 25, 2018, which is within one year of this action.
6. The preliminary plat complies with the applicable standards of the IDO and the DPM.

Conditions:

1. Per Section 14-16-6-6(J)(2)(f) of the IDO, A Final Plat shall be approved by the DRB within one year of the Preliminary Plat approval

Findings: VA-2018-00112 – VARIANCE

1. The applicant proposes a design variance as shown on Exhibit D. A copy is in the DRB file.
2. This request complies with all applicable standards of the IDO and the DPM.
3. Varying from the normal requirements and standards will encourage flexibility and ingenuity in design of a subdivision, in accordance with accepted principles of site planning by providing access that complies with the street standards and intent of the Mesa del Sol master plan.
4. The Variance will not be materially contrary to the public safety, health, or welfare and will reinforce the pedestrian character of the Mesa del Sol area by allowing site access without curb cuts along Strand Loop.
5. The Variance does not cause significant material adverse impacts on surrounding properties.
6. The Variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. The variance does not create a street that will prevent any future infrastructure planning or development.
7. The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance. The variance supports the goals of the Comprehensive Plan by providing increased walkability and is consistent with the Mesa del Sol plan intent have continuous Sidewalk along Strand Loop.
8. Exhibit D which for details.

Findings: VA-2018-00113 – SIDEWALK DEFERRAL

1. The sidewalk deferral is acceptable provided all City requirements are met.

Findings :SD-2018-00077 – VACATION OF PUBLIC EASEMENT

1. The applicant proposes to vacate one Public Utility Easement and Public Roadway Easement, as shown in Exhibit C.
2. The public welfare does not require that the public right-of-way or easement be retained because there are no longer utilities within the Public Utility Easement and the Public Roadway Easement will be realigned to meet the existing roadway to the northeast and future roadway to the west.

Official Notice of Decision

Project # PR-2018-001331, SD-2018-00076, VA-2018-00112, VA-2018-00113, SD-2018-00077

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Conditions:

1. All Board comments shall be addressed prior to final signature.
2. A replat showing the vacated property must be approved by the DRB and recorded within one year of today's approval.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 22, 2018**. 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). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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,



Kym Dicome
DRB Chair

KD/mg

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Manny Barrera, Raven's Wing Consulting 3102 10th St NW, ABQ, NM 87107