

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

March 22, 2019

Robert Tafoya
2040 Lakeview Rd SW
ABQ, NM 87105

Project# PR-2018-001399

Application#

VA-2019-00090 - Variance to DPM - Sorrel Lane

VA-2019-00091 - Sidewalk Waiver- Sorrel Lane

VA-2019-0092- Variance to DPM- Gun Club Road

VA-2019-0093-Sidewalk Waiver- Gun Club Road

LEGAL DESCRIPTION:

All or a portion of LOT 2A PLAT OF LOTS 2A&2B,
BLOCK 4 VALLEY GARDENS SOUTH UNIT 1,
zoned R-1D, located on 4400 SORREL LANE SW.
containing approximately .9616 acres, (Q-11)

On March 20, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

VA-2019-00090 - Variance to DPM - Sorrel Lane

1. The variance will not be materially contrary to the public safety, health or welfare because preserving the existing street section will provide a uniform roadway section for all users.
2. The variance does not significant material adverse impacts on the surrounding properties because leaving the street section as it is will match the existing street development.

VA-2019-00091 - Sidewalk Waiver- Sorrel Lane

1. This request meets the requirements of 14-16-6-6 (L)(3)(a):
The applicant is replatting a property on existing street with development on both sides; there is no reasonable way for the applicant to provide the required ROW. The narrow street width contributes to the character of the area and is consistent with R-1 D zone, large lot residential. The variance will not create a safety hazard or adversely impact the surrounding development because it allows the street to maintain the existing width and will provide pedestrians and drivers a uniform street

section.

The variance is consistent with underlying low intensity R-1 D zone and with intent of the comprehensive to protect the character of existing neighborhoods. The variance will not impact development in the floodplain because the request keeps the current street condition.

2. The request meets the requirements of 14-16-6-6(L)(3)(b) Variance to Sidewalk Requirements:
 - a. The subject site and surrounding lots are zoned R1-D, large lot single family, a low intensity land use. There are no existing sidewalks, so the variance will not create a gap in the existing system
 - b. Because the street is a low traffic street the street could be used for ADA access.
 - c. and d. are not applicable to the request.

VA-2019-0092- Variance to DPM- Gun Club Road

1. This is a request for a variance to the requirement in DPM for a street right of way of 73 feet to allow the existing 62 foot ROW. The applicant is replatting a property on the existing street with development on both sides. The street is an existing street with no reasonable way for the applicant to provide the required ROW. The narrow street width contributes to the character of the area and is consistent with R-1 D zone, large lot residential. The variance will not create a safety hazard or adversely impact the surrounding development because it allows the street to maintain the existing width and will provide pedestrians and drivers a uniform street section.
2. The variance is consistent with underlying low intensity R-1 D zone and with intent of the comprehensive to protect the character of existing neighborhoods. The variance will not impact development in the floodplain because the request keeps the current street condition.

VA-2019-0093- Sidewalk Waiver- Gun Club Road

1. This request meets the requirements of 14-16-6-6 (L)(3)(a):

The applicant is replatting a property on existing street with development on both sides; there is no reasonable way for the applicant to provide the required ROW. The narrow street width contributes to the character of the area and is consistent with R-1 D zone, large lot residential. The variance will not create a safety hazard or adversely impact the surrounding development because it allows the street to maintain the existing width and will provide pedestrians and drivers a uniform street section.
2. The variance is consistent with underlying low intensity R-1 D zone and with intent of the comprehensive to protect the character of existing neighborhoods. The variance will not impact development in the floodplain because the request keeps the current street condition.
3. The request meets the requirements of 14-16-6-6(L)(3)(b) Variance to Sidewalk Requirements:
 - a. The subject site and surrounding lots are zoned R1-D, large lot single family, a low intensity land use. There are no existing sidewalks, so the variance will not create a gap in the existing system

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- b. The existing ROW is 62 feet; less than minimum 73 foot width required. Because the street is a low traffic street the street could be used for ADA access.
- c. and d. are not applicable to the request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **APRIL 4, 2019**. 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

Cartesian Surveys PO Box 44414 Rio Rancho NM 87174