

**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

Diego & Armando Sedillo
710 Arno St. SE
Albuquerque, NM 87102

Project# PR-2019-001985
Application#
SD-2020-00117 PRELIMINARY/FINAL PLAT
VA-2020-00267 DPM WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **TRACTS 7, 8 & 9
BLOCK 6, LEWIS & SIMONDS ADDITION,**
zoned R-1A, located at **806, 808, 812 ARNO
SE between SANTA FE AVE and PACIFIC
AVE,** containing approximately 0.40 acre(s).
(K-14)

On September 2, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

SD-2020-00117 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final consolidates three existing lots 0.40 acres in size into two lots and adjusts the lot line boundaries for; Lot 7-A 0.2037 acres in size, and Lot 8-B 0.2037 acres in size.
2. The property is zoned R-1A. 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 utility company/AMAFCA signatures, and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by October 14, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00267 DPM Alley Width Waiver

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the 20-foot minimum width for an alleyway to permit the existing 16-foot wide alleyway. The request is justified because the widening is not possible due to the presence of utility poles within the alley right-of-way, which would require relocation if the alleyway is widened to 20 feet. Furthermore, the Lewis and Simonds Addition Subdivision, that the site is part of, features alleys an average of 16 feet wide throughout the entire subdivision.
2. 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 **SEPTEMBER 17, 2020**. 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. 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).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

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