

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

April 19, 2019

Cinnamon Morning Development LLC
2700 Rio Grande Blvd NW
ABQ, NM 87104

Project# PR-2019-002044
Application#
SD-2019-00034- Preliminary Plat
SD-2019-00030- Site Plan
SD-2019-00039- Temp Deferral of Sidewalk
SD-2019-00040 – Sidewalk Waiver

LEGAL DESCRIPTION:

All or a portion of LOT 3 ALVARADO GARDENS ADDN UNIT 1, zoned R-A, located at 2700 RIO GRANDE BLVD NW, south of CAMPBELL RD NW and north of MATTHEW AVE NW containing approximately 2.5103 acre(s). (G-12 & G-13)

On April 17, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request based on the following Findings:

SD-2019-00034- Preliminary Plat

1. This is a Preliminary Plat to subdivide the existing 2.51 acre site into one single family tract with an existing house and associated structures as well as 8 single family lots and 2 open space tracts as part of a cluster development.
2. The plat is required to match the required DRB site plan. The Site plan was approved at the same DRB hearing (see below). The plat and the site plan do match.
3. The plat meets the requirement of the IDO and DPM, except as noted in the accompanying waivers.

SD-2019-00030- Site Plan

1. The site plan is required pursuant to 14-16-4-3(B)(2) Cluster Development.
2. Future development must be consistent with this site plan.
3. Pursuant to 6-6(G)(3) Review and Decision Criteria An application for a Site Plan –

Official Notice of Decision

Project # PR-2019-002044 SD-2019-00034- Preliminary Plat, SD-2019-00030- Site Plan, SD-2019-00039-

Temp Deferral of Sidewalk, SD-2019-00040 – Sidewalk Waiver

April 19, 2019

Page 2 of 3

DRB shall be approved if it meets all of the following criteria:

- a. 6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The project meets the requirements for cluster developments, future development is allowed pursuant to this plan and the RA Rural and Agricultural zone, one house per lot.
- b. 6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable. The site has access to a full range of urban services including utilities, roads, and emergency services.
- c. 6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable. The project adds to open space and landscaping visible from the public street (Rio Grande Blvd) and preserves open space in an area where that is desirable.

SD-2019-00039- Temp Deferral of Sidewalk

1. The sidewalk deferral will allow the construction of the sidewalks in front of each lot to be deferred until the homes are built.

SD-2019-00040 – Sidewalk Waiver

1. 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 RA, large lot single family, a low intensity land use. There are existing sidewalks along Rio Grande Boulevard, so the variance will not create a gap in the existing system, but will allow the proposed cluster development to develop without sidewalks. Sidewalk will be provided
 - b. Because the street is a low traffic street the street could be used for ADA access.
 - c. and d. Not applicable to the request.

Conditions:

1. This Site Plan is valid 5 years from DRB approval (4-17-2019). An extension may be requested prior to the expiration date.
2. The applicant will bring two paper copies to be signed off by Planning. Planning will keep one signed off copy. A pdf of the signed off set will be email to the PLNDRS.
3. The final plat must occur within one year of this approval.
4. All board comments must be addressed on the final plat.

Official Notice of Decision

Project # PR-2019-002044 SD-2019-00034- Preliminary Plat, SD-2019-00030- Site Plan, SD-2019-00039- Temp Deferral of Sidewalk, SD-2019-00040 – Sidewalk Waiver

April 19, 2019

Page 3 of 3

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 2, 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

Mark Goodwin and ASSC. PO BOX 90606 ABQ NM 87199