

**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

Jody Masters
3901 Solano Place NE
Albuquerque, NM 87110

Project# PR-2019-002332
Application#
SD-2020-00085 PRELIMINARY/FINAL PLAT
VA-2020-00224 DPM WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **MAP 38 300-A1, LANDS OF MASTER, BORIN AND MEMMER**, zoned R-A, located at **2737 CARSON RD NW between MONTOYA ST NW and RIO GRANDE BLVD NW**, containing approximately 0.82 acre(s). (H-12)

On August 12, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

SD-2020-00085 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat divides the existing 0.82 acres into two residential lots, Lot 1 0.4392 acres in size, and Lot 2 0.3795 acres in size.
2. The property is zoned R-A. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign off is delegated to ABCWUA for a paper document regarding off-site easements and for private water and sewer services.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file, and the removal of fencing for the hammerhead.
3. The applicant will obtain final sign off from ABCWUA and Planning by November 12, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00224 DPM WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the minimum width for a private access easement to permit the existing 20-foot wide access easement to be utilized. The request is justified because the easement is pre-existing with existing improvements placed adjacent to the easement, making the widening of the easement not possible.
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 **AUGUST 27, 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