

**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

Porfie Maldonado
813 Gibson Blvd. SE
Albuquerque, NM 87112

Project# PR-2019-002519
Application#
SD-2020-00122 PRELIMINARY/FINAL PLAT
VA-2020-00228 DPM WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1-A AND 2-A, BLOCK A, ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION**, zoned NR-C, located at **801 & 813 GIBSON BLVD SE, east of WALTER BLVD SE and west of I-40**, containing approximately 0.7346 acre(s). (L-14)

On July 15, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

SD-2020-00122 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat adjusted the lot line of Lot 1-A-1, 0.5244 acres in size, due to the previously approved vacation of a 6,313 square foot portion of public right of way for Walter Street SE.
2. The property is zoned NR-C. 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.

VA-2020-00228 DPM WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) requiring sidewalks to be a minimum of 4-feet in width. The waiver permits the elimination of a sidewalk as required along a portion of Ross Avenue SE on the northern portion of the recently vacated Walter Street SE as depicted on Exhibit A. The request is justified because the area cannot accommodate a larger sidewalk and there is an existing drainage inlet that also interferes with the sidewalk placement.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JULY 30, 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

JAG Planning and Zoning-Juanita Garcia, P.O. 7857, Albuquerque, NM 87194