

**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

Beeling Armijo
905 Girard Boulevard NE
Albuquerque, NM 87106

Project# PR-2019-002976
Application#
SD-2020-00210 PRELIMINARY/FINAL PLAT
VA-2021-00447 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

**LOT 9, EASTERLY PORTION OF 20 FT LOT 8
AND PORTION OF LOT 10, BLOCK 2, SANDIA
MANOR** zoned R-1D, located at **17400
HILDALE RD NE between HILDALE RD NE
and CAMINO DE LA SIERRA NE**, containing
approximately 0.5108 acre(s). (K-23)

On April 21, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

SD-2020-00210 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates three existing lots into one lot (Lot 9-A).
2. The property is zoned R-1D, future development must conform with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. An Infrastructure List was approved with the Plat.

Conditions:

1. Final sign-off is delegated to Transportation for confirmation of the unused portion of drive-pad and for replacement of firm surface for the access way.
2. Final sign-off is delegated to Planning for the AGIS DXF file and the recorded IIA.
3. The applicant will obtain final sign off from Transportation and Planning by July 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00447 SIDEWALK WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver for the existing 3.2-foot sidewalk along Hilldale Road from the 4-foot sidewalk width requirement .
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The 3.2-foot width of the existing sidewalk conforms with the sidewalk width of the neighborhood, and the property is located along a dead-end stub in a low traffic area.
3. 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 **MAY 6, 2021**. 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