

**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**

MBFW Family LTD. Partnership  
P.O. Box 976  
Sandia Park, NM 87047

**Project #PR-2019-003086**

Application#

**SD-2020-00025** – PRELIMINARY/FINAL PLAT

**VA-2020-00084** – VARIANCE SIDEWALK WIDTH

**LEGAL DESCRIPTION:**

All or a portion of **LOT 6, BLOCK 4, SKYLINE HEIGHTS**, zoned MX-M, located at **10005 COCHITI RD SE between ALTEZ ST SE and CONCHAS ST SE**, containing approximately 0.6152 acre(s). (L-20)

On March 11, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to Planning to address minor issues as discussed at the meeting, based on the following Findings:

**SD-2020-00025** – PRELIMINARY/FINAL PLAT

1. This consolidates 4 tracts comprising 0.6152 acres in size into 1 tract.
2. The property is zoned MX-M. The MX-M zone has no minimum lot size requirement. 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. The applicant must proceed with a vacation of the alleyway in the back of the property for future development by March 26, 2021.
2. Final sign off is delegated to Planning for the DXF file.
3. The applicant will obtain final sign off from Planning by April 11, 2020 or the case may be rescheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00084 – VARIANCE SIDEWALK WIDTH**

Finding:

1. This request maintains the existing sidewalk width of 3.5 feet, rather than the requirement of 4 feet.
2. The sidewalk was constructed shortly after the platting of the Skyline Heights Subdivision in 1945, prior to City zoning requirements.
3. Transportation engineering had no objection to the request.

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **MARCH 26, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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,



Jolene Wolfley  
DRB Chair

JW/jr

Arch and Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 87125