

**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**

Silvia Martin  
1752 North Hills Boulevard  
Grants, NM 87020

**Project# PR-2019-003223**  
**Application#**  
**SD-2020-00111 PRELIMINARY/FINAL PLAT**  
**VA-2020-00229 SIDEWALK WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOT C AND TRACT 133-B1-A2, LANDS OF REGINA AVILA & MARY LUCERO** zoned R-1D, located at **517 47TH ST NW between BLUEWATER RD NW and RINCON PL NW**, containing approximately 0.4268 acre(s). (J-12)

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-2020-00111 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat consolidates two lots 0.4268 acres in size into one lot.
2. The property is zoned R-1D. 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-2020-00229 SIDEWALK 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 sidewalk width for the sidewalks in front of the residence on both sides of the street at 517 47<sup>th</sup> Street NW to be 3.5-feet in width instead of 4-feet in width as required. The width matches the existing sidewalks and ADA ramps and will still provide adequate pedestrian access.
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 **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 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for

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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](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto: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,

A handwritten signature in black ink, appearing to read "J. Wolfley".

Jolene Wolfley  
DRB Chair

JW/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87020