

**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

Julian and Susana Cull
1540 Van Cleave Rd. NW
Albuquerque, NM 87107

Project# PR-2020-003626
Application#
SD-2020-00130 PRELIMINARY/FINAL PLAT
VA-2020-00360 DPM WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13)

On November 4, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

SD-2020-00130 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final adjusts the lot lines between two existing lots consisting of a total of 0.8233 acres in size (Lot 7-B-1, 0.5548 acres in size, and Lot 7-A-1, 0.2685 acres in size).
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

1. Final sign-off is delegated to Transportation for a sidewalk bulb-out around a power pole in front of the property.
2. Final sign-off is delegated to Planning for the utility company signatures, an AMAFCA signature, and the AGIS DXF file.
3. The applicant will obtain final sign off from Planning by January 4, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00360 DPM Alley Width Waiver

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the 4-foot minimum width for a sidewalk to permit the existing 3.5-foot wide sidewalk between San Isidro Street and the Griegos Lateral. The request is justified because the Van Cleave Acres subdivision was platted in 1933, and sidewalks may have been constructed shortly thereafter, prior to the enactment of zoning requirements in the City.
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 **NOVEMBER 19, 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