

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

Brian Tyree
PO BOX 846
Cedar Crest NM

Project #PR-2018-003638

Application#
SD-2020-00101 PRELIMINARY/FINAL PLAT
SD-2020-00146 SIDEWALK VARIANCE
SD-2020-00147 ALLEY VARIANCE

LEGAL DESCRIPTION:

All or a portion of **LOTS 5 thru 9 BLOCK 4, MONTE VISTA ADDITION** zoned MX-M, located at **3710 & 3716 CAMPUS BLVD NE between AMHERST DR NE and CARLISLE BLVD NE**, containing approximately 0.2005 acre(s). (K-16)

On July 8, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and denied the requests, based on the following Findings:

SD-2020-00101 – PRELIMINARY/FINAL PLAT

1. This Preliminary and Final Plat consolidates the existing five lots into one lot.
2. A waiver to allow the alley to remain at 16 feet instead of the required 20 and a waiver to allow the sidewalk to remain at 3'6" instead of the required 4 feet are required with this action.
3. The waivers were not approved and therefore the plat cannot not be approved.
4. Transportation and Planning did not support the request. The DRB is a consensus board and requires agreement from all members to approve requests.
5. Transportation required concurrence from the adjacent property regarding the closure of the driveway access for both parcels and the addition of curb gutter and sidewalk, see Abandoned drives, chapter 23, pages 23-76 of the DPM The applicant did not provide this and therefore did not meet the transportation requirements.

SD-2020-00146 – SIDEWALK VARIANCE

1. This is a waiver to allow the sidewalk to remain at 3'6" instead of the required 4 feet.

2. This waiver and a waiver to the alley width are required in order to approve the Preliminary and Final Plat. The waivers need to be tied to a plat or site plan action.
3. Transportation required concurrence from the adjacent property regarding the closure of the driveway access for both parcels. The applicant did not provide this and therefore did not meet the transportation requirements.
4. Transportation and Planning did not support the request. The DRB is a consensus board and requires agreement from all members to approve requests.

SD-2020-00147 – ALLEY VARIANCE

1. This is a waiver to allow the alley to remain at 16 feet instead of the required 20 feet.
2. This waiver and a waiver to the alley width are required in order to approve the Preliminary and Final Plat. The waivers need to be tied to a plat or site plan action.
3. Transportation required concurrence from the adjacent property regarding the closure of the driveway access for both parcels. The applicant did not provide this and therefore did not meet the transportation requirements.
4. Transportation and Planning did not support the request. The DRB is a consensus board and requires agreement from all members to approve requests.

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 **JULY 23, 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 LLC ,PO BOX 7857 ABQ NM 87194