

**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

Fair Plaza Associates Limited Partnership
7017 Prospect Place NE
Albuquerque, NM 87110

Project# PR-2020-003655
Application#
SD-2020-00092 PRELIMINARY/FINAL PLAT
VA-2020-00126 SIDEWALK VARIANCE

LEGAL DESCRIPTION:

For all or a portion of: **LOT 4A1 BLK A UNIT 1 INTERSTATE INDUSTRIAL SUBDIVISION**, zoned NR-LM, located at **6805 ACADEMY PARKWAY WEST NE between ACADEMY PARKWAY NORTH NE and ACADEMY PARKWAY SOUTH NE**, containing approximately 1.9950 acre(s). (E-16 & 17)

On June 3, 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-2020-00092 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat subdivides one lot (Lot 4A-1) into two lots. The combined lot size is 1.9944 acres. The subdivided lots are:
 - a. Lot 4A-1-A (0.9974 acres)
 - b. Lot 4A-1-B (0.9970 acres)
2. The property is zoned NR-LM. 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. Final sign off is delegated to Transportation for a revocable permit (for a fence) and a shared access parking agreement and to Planning for a cross lot drainage easement note and utility signatures and the AGIS DXF file.

2. The applicant will obtain final sign off from Planning by July 17, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2020-00126 SIDEWALK VARIANCE

1. The applicant proposes a variance to the IDO/DPM standard(s) requiring a sidewalk along Academy Parkway West NE.
2. The applicant justified the request pursuant to DPM, Chapter 12.A.4 in that the area is of a low intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare.
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 **JUNE 18, 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

Community Sciences Corporation, P.O. Box 1328, Corrales, NM, 87048