

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

Michael Dreskin  
8928 Ashton Loop NE  
ABQ, NM 87122

**Project# PR-2020-003887**  
**Application#**  
**VA-2021-00077 – SIDEWALK WAIVER**

### LEGAL DESCRIPTION:

For all or a portion of **Lot 1-A,**  
**BLOCK 2, CITY REALTY CO.'S ADDITION NO.**  
**1** zoned MX-M, located at **2818 4TH ST NW**  
**between PHOENIX AV NE and LA POBLANA**  
**RD NW**, containing approximately  
1.2690 acre(s). (H-14)

On March 31, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request based on the following Findings:

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the requirement to construct a sidewalk 8-feet in width along the frontage of the property along Phoenix Avenue NW, reducing the sidewalk width requirement for that sidewalk to 6-feet.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The installation of an 8-foot wide sidewalk along Phoenix Avenue would not contribute to the public welfare in that a 6-foot wide sidewalk permits additional landscaping along the street frontage for Phoenix Avenue NW, meeting the request of nearby neighborhood association representatives and concerned citizens for additional street landscaping per neighborhood meetings, correspondence to DRB members and staff (from neighborhood association representatives and concerned citizens), and DRB meeting testimony (from neighborhood association representatives and concerned citizens).
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 **APRIL 15, 2021**. 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.

Official Notice of Decision

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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://wetransfer.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

Scott Anderson, 4419 4<sup>th</sup> Street Suite B, ABQ, NM 87107