

**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**

Lemar C. Rogers  
6515 Desert Spirit Road NW  
Albuquerque, NM 87114

**Project# PR-2020-004433**  
**Application#**  
**SD-2021-00011 PRELIMINARY/FINAL PLAT**  
**VA-2021-00016 WAIVER TO DPM**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 29 & 30 BLOCK 5, VOLCANO CLIFFS**, zoned R-1D, located at **8032 VICTORIA DR NW**, containing approximately 0.4523 acre(s). (E-10)

On February 3, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Planning, based on the following Findings:

### **SD-2021-00011 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final consolidates two existing lots (Lots 29 and 30) into one lot (Lot 29-A) consisting of a total of 0.4523 acres in size.
2. The property is zoned R-1D. 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 Planning for the requested Deviation to be added to the Plat, utility company/AMAFCA signatures, and the project and application numbers to be added to the Plat.
2. The applicant will obtain final sign off from Planning by April 3, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00016 WAIVER TO DPM**

1. The applicant proposes waivers to the IDO/DPM standard(s) consisting of a waiver of 1-foot to the required 5-foot sidewalk width for the existing 4-foot sidewalk in front of the property.
2. The requests are justified per 14-16-6-6(P)(3) of the IDO. The sidewalk is not out of character in the neighborhood and matches the width of the remainder of the sidewalk along Victoria Drive NW outside the frontage of the Site, satisfying the criteria of 2-9(B)(2)(i) of the DPM.
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 **FEBRUARY 18, 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.

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,



Jolene Wolfley  
DRB Chair

JW/jr

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