

**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

Bruce Charles & Gottschalk LVT
3036 Palo Alto Dr. NE
Albuquerque, NM 87111

Project# PR-2020-004452
Application#
SD-2021-00095 PRELIMINARY/FINAL PLAT
VA-2021-00146 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 22 & 23, CASA GRANDE ESTATES
zoned R-1, located at **3036 – 3100 PALO**
ALTO DR between CASA BONITA DR and
CANDELARIA RD, containing approximately
0.5561 acre(s). (G-23)

On May 19, 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-2021-00095 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat adjusts the lot line boundary between Lots 22 and 23 to create Lot 22-A at .3271 acres and Lot 23-A at .2290 acres.
2. The property is zoned R-1C, future development must conform 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 Planning for the addition of a note on the Plat noting the Sidewalk Waiver approval.
2. The applicant will obtain final sign off from Planning by June 19, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2021-00146 SIDEWALK WAIVER

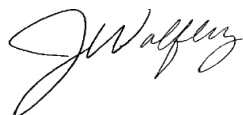
1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver for the existing 3.5-foot sidewalk along Palo Alto Drive NE from the 5-foot sidewalk width requirement.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The 3.5-foot width of the existing sidewalk conforms with the sidewalk width of the remainder of Palo Alto Drive NE in the immediate vicinity of the subject property.
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 3, 2021**. 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