DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-004548
SD-2021-00052 – PRELIMINARY/FINAL PLAT
VA-2021-00071 – SIDEWALK WAIVER

ANN CADIER KIM & PATRICK J. MAGEE request the aforementioned action(s) for all or a portion of LOT 27 & LOT 28, VOLCANO CLIFFS SUBDIVISION zoned R-1D, located at 6201 & 6205 PAPAGAYO NW between ALDERETE and PETROGLYPHS/NATIONAL MONUMENT, containing approximately 0.5493 acre(s). (D-10)

PROPERTY OWNERS: ANN CADIER KIM & PATRICK J. MAGEE
REQUEST: PRELIMINARY/FINAL PLAT, SIDEWALK WAIVER

<u>03-31-2021</u>

This property is adjacent to Open Space and paved multi-purpose trail maintained by the HOA. Due to proximity to Open Space, property is subject to IDO regulations Proximity to Open Space, Section 5-2(J), and Sensitive Lands, Section 5-2(C). Pursuant to IDO Section 5-2(J)(2)(a), a single loaded street or a 45-ft landscape buffer is required after approval from the Open Space Superintendent – please dimension on plat.

<u>04-07-2021</u>

The Planning Department Zoning Enforcement Officer determined that although not ideal, the patio and roof may be located in the landscape buffer in this case, therefore the required 45-ft landscape buffer per 5-2(J)(2)(a) applies from the east property line (shared with City of Albuquerque Open Space) to the building exterior wall. This should be recorded in the Notice of Decision for this case. No objection to the Sidewalk Waiver or Plat.