

**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**

Kim Ann Cadier & Patrick J. Magee  
P.O. Box 92372  
Albuquerque, NM 87199

**Project# PR-2020-004548**  
**Application#**  
**SD-2021-00052 PRELIMINARY/FINAL PLAT**  
**VA-2021-00071 SIDEWALK WAIVER**

### **LEGAL DESCRIPTION:**

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)

On April 7, 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-2021-00052 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat creates a new lot (Lot 27-A at 0.5493 acres in size) from two existing lots.
2. The property is zoned R-1D, future development must conform with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
4. Coordination with Code Enforcement and the ZEO determined that the roof/patio of the proposed residence are acceptable in the landscape buffer.
5. Pursuant to IDO 5-2(J)(2)(a), the Open Space Division of the City Parks and Recreation Department approved a landscape buffer with a minimum width of 45 feet in lieu of a single-loaded street.

**Conditions:**

1. Final sign-off is delegated to Planning for the project and application numbers to be added to the Plat, Utility and AMAFCA signatures, AGIS DXF file, and for the approved Sidewalk Waier to be added to the Plat.
2. The applicant will obtain final sign off from Planning by June 7, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2021-00071 SIDEWALK WAIVER**

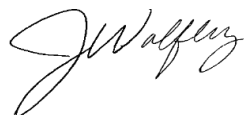
1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the requirement to extend a sidewalk around the cul-de-sac on Papagayo Road.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The installation of the sidewalk along Papagayo Road will not contribute to the public welfare due to the low-density of residences along Papagayo Road, and not extending the sidewalk around the cul-de-dac will protect Petroglyph National Monument land from land disturbance.
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 22, 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