

**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**

S & S Development LLC  
315 Del Norte Court  
Bosque Farms, NM 87068

**Project# PR-2020-004765**  
**Application#**  
**SD-2021-00024 PRELIMINARY/FINAL PLAT**  
**VA-2021-00042 SIDEWALK WIDTH WAIVER**  
**VA-2021-00040 SIDEWALK WIDTH WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 20 THRU 27, BLOCK 8, CARTERS SUBDIVISION**, zoned MX-L, located at **3511 GIBSON BLVD SE between AMHERST DR and CARLISLE BLVE**, containing approximately 0.5475 acre(s).  
(L-16)

On February 24, 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-2021-00024 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat consolidates 8 existing lots into 1 lot (Lot 24A) consisting of a total of 0.5475 acres in size.
2. The property is zoned MX-L. 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.
2. The applicant will obtain final sign off from Planning by April 24, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

### **VA-2021-00042 SIDEWALK WIDTH WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver of 1-foot to the required 6-foot sidewalk width for the existing 5-foot sidewalk along Gibson Boulevard.

Official Notice of Decision

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2. The request is justified per 14-16-6-6(P)(3) of the IDO. The installation of the extra 1-foot of sidewalk will not contribute to the public welfare in that the existing sidewalk functions effectively and continues at the same width on adjacent properties, establishing flow and continuity along this portion of Gibson Boulevard.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**VA-2021-00040 SIDEWALK WIDTH WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver of 1.25-foot to the required 5-foot sidewalk width for the existing 3.75-foot sidewalk along Amherst Drive.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The installation of the extra 1.25-foot of sidewalk will not contribute to the public welfare in that the existing sidewalk functions effectively and continues at the same width on adjacent properties, establishing flow and continuity along this portion of Amherst Drive.
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 **MARCH 11, 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

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125