

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

Frances McCarty/McCarty RVT
4110 Waterwillow Ln. NW
Albuquerque, NM 87120

Project# PR-2021-005017
Application#
SD-2021-00121 PRELIMINARY/FINAL PLAT
VA-2021-00237 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

27 P-1, 28 P-1 & 29 P-1, OXBOW BLUFF
zoned R-1D, located at **4110 WATERWILLOW**
between SILVERY MINNOW PL and GREY
HAWK PL, containing approximately 1.9940
acre(s). (F11)

On July 21, 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-2021-00121 PRELIMINARY/FINAL PLAT

1. This Preliminary/Final Plat consolidates 3 lots (Lots 27 P-1, 28 P-1, and 29 P-1) into 2 lots a total of 1.9940 acres in size. Lot 27 P-1A will be 1.3383 acres in size, and Lot 29 P-1A will be 0.6557 acres in size. A cross drainage easement for the benefit of Lot 27 P-1A and Lot 29 P-1A is granted by this Plat.
2. The property is zoned R-1D, future development must conform with the underlying zoning.
3. The Parks and Recreation Department, citing 5-2(J)(2)(a) of the IDO, requires a landscape buffer at MPOS edges. The applicant's analysis states that the subdivision also requires a 100-ft buffer, which would incorporate the 45-ft buffer required by the IDO. Plant selection within the landscape buffer shall be approved by the Open Space Division, and all lots within 330-ft of the Major Public Open Space shall be landscaped with native and/or naturalized vegetation.
4. 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 AGIS DXF file.
2. The applicant will obtain final sign off from Planning by September 21, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2021-00237 SIDEWALK WAIVER

1. The applicant proposes a waiver to the IDO/DPM standard(s) consisting of a waiver from the IDO/DPM requirements to construct a 5-foot wide sidewalk along Waterwillow Place where a sidewalk doesn't exist.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. There is no existing sidewalk along the remaining frontage of Waterwillow Place that runs to Mourning Dove Place, and is a condition that is consistent throughout the Oxbow Bluff subdivision the site is located within.
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 **AUGUST 5, 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