

**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

Victor F. Apodaca
412 Hannett Ave. NE
Albuquerque, NM 87102

Project# PR-2021-005185
Application#
SD-2022-00040 PRELIMINARY/FINAL PLAT
VA-2022-00064 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **TRACT 37 B 1, MRGCD
MAP 37** zoned **R-1A**, located at **402 GOMEZ
AVE NE** between **EDITH BLVD NE** and
BROADWAY NE containing approximately
0.8077 acre(s). **(K-15)**

On March 16, 2022, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

SD-2022-00040 PRELIMINARY/FINAL PLAT

1. This is a request to subdivide an existing lot into six lots a total of 0.8077 acres in size.
2. The property is zoned R-1A. 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 Transportation for justification of ROW and roadway width on Gomez Avenue, and for a cross section indicating how future roadway elements shall be accommodated.
2. Final sign off is delegated to Planning for plat notes indicating sidewalk waiver approval and ROW determination approval and for the application number to be added to the Plat.
3. The applicant will obtain final sign off from Transportation and Planning by May 18, 2022 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2022-00064 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 Gomez Avenue NE where a sidewalk doesn't exist.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The area in the vicinity of the subject property is of low-intensity land use and the absence of a sidewalk will not create a gap in an existing sidewalk system.
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 31, 2022**. 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). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

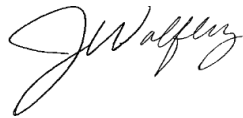
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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).

Official Notice of Decision

Project # PR-2021-005185 Applications# SD-2022-00040, VA-2022-00064

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Sincerely,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Jolene Wolfley
DRB Chair

JW/jr

JAG Planning and Zoning, LLC, P.O. Box 7857, Albuquerque, NM 87194