

**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**

Winrock Partners LLC  
100 Sun Ave. NE  
Albuquerque, NM 87111

**Project# PR-2018-001579**  
**Application#**  
**VA-2023-00247 – SIDEWALK WAIVER**  
**SD-2023-00098 – PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD between UPTOWN LOOP and PENNSYLVANIA** containing approximately **4.13 acre(s). (J-19)**

On September 13, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

### **SD-2023-00098 PRELIMINARY/FINAL PLAT**

1. This is a request to subdivide an existing parcel (Parcel D-1A) at 4.1302-acres in size into two parcels (Parcels D-1A-1 at 2.9852-acres in size and D-1A-2 at 1.1450-acres in size).
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

### **Conditions:**

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. Project and application numbers added to the Plat.
- b. DXF file approval.
- c. Recorded and executed Shared Parking Agreement(s).
- d. DHO approval date added to the Plat.

**VA-2023-00247 SIDEWALK WAIVER**

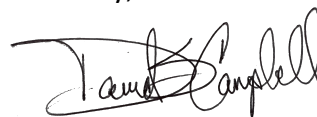
1. This is a request to waive the DPM requirements for an existing 6-foot sidewalk along the frontage of the subject property on Indian School Road NE to remain at its existing width.
2. The applicant provided notice as required in Table 6-1-1 of the IDO.
3. The applicant justified the Waiver request pursuant to 14-16-6-6-(P)(3) of the IDO. There are existing obstructions such as 13 mature trees as well as existing PNM electrical equipment and a retaining wall that cannot be feasibly relocated; the request is consistent with the existing sidewalk width of 6-feet of surrounding properties; and the request is not materially contrary to the public safety, health, or welfare, and will not cause material adverse impacts on surrounding properties.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 29<sup>TH</sup>, 2023**. The date of the DHO'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(V) 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). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto: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 a 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 permits 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,



David S. Campbell  
Development Hearing Officer

Official Notice of Decision

Project # PR-2018-001579 Applications# SD-2023-00098, VA-2023-00247

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DSC/jr

Scott Eddings / Huitt-Zollars, 333 Rio Rancho Blvd., Rio Rancho, NM 87124







# PR-2018-001579\_September\_13\_2023 - Notice of Decision

Final Audit Report

2023-09-19

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