

**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

La Vida Llena
10501 Lagrima de Oro Rd. NE
Albuquerque, NM 87111

Project# PR-2019-002114
Application#
SD-2023-00198 PRELIMINARY/FINAL PLAT
VA-2023-00312 SIDEWALK WAIVER

LEGAL DESCRIPTION:

for all or a portion of: **SECTION 33, T.11N.,
R.4E, LA VIDA LLENA** zoned **R-ML**, located at
**10501 LAGRIMA DE ORO RD NE between
MORRIS ST NE and JUAN TABO BLVD NE**
containing approximately **16.8937** acre(s).
(F-21)

On October 25, 2023, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2023-00198 PRELIMINARY/FINAL PLAT

1. This is a request to consolidate two existing parcels into a single tract (Tract A, La Vida Llena at 16.8937 acres in size) and grant easements as depicted on the Plat.
2. The property is zoned R-ML. Future development must be consistent with the underlying zone district.
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 the IDO Table 6-1-1.

Conditions:

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

1. The AGIS office must approve the DXF file and proof of approval must be provided.
2. The application number must be added to the Plat.
3. The date of the DHO approval must be added to the Plat.

VA-2023-00312 SIDEWALK WAIVER

1. This is a request for the existing sidewalk width of 4-foot along Lagrima de Oro and the inclusion of a 5-foot passing area every 200-feet which will be provided.
2. The justification and decision criteria for a sidewalk waiver were met per 6-6(P)(3)(a) of the IDO. Justifications which were met included noting the offering of a compromise between prior approved plans and the current needs of the platting action; noting that there is no existing issue with connectivity as a result of the Waiver; noting that the Waiver would not hinder future right-of-way; and noting that the passing zones provided for the sidewalks will cover the necessary connectivity requirements.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 13TH, 2023**. The date of the DHO'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-2019-002114 Application# SD-2023-00198, VA-2023-00312

Page 3 of 3

Sincerely,

Ronald R. Bohannon P.E.

Ronald R. Bohannon P.E. (Oct 30, 2023 05:34 MDT)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/bs

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174

PR-2019-002114_October_25_2023 - Notice of Decision

Final Audit Report


2023-10-30

Created:	2023-10-27
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI1o_abTVooS3u2hGrP8Tn1GQ-X2SbFJz


"PR-2019-002114_October_25_2023 - Notice of Decision" History

 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)


2023-10-27 - 11:05:09 PM GMT- IP address: 198.206.237.4

 Document emailed to 7868rrb@gmail.com for signature


2023-10-27 - 11:05:44 PM GMT

 Email viewed by 7868rrb@gmail.com

2023-10-30 - 11:34:14 AM GMT- IP address: 50.193.232.49

 Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon P.E.

2023-10-30 - 11:34:46 AM GMT- IP address: 50.193.232.49

 Document e-signed by Ronald R. Bohannon P.E. (7868rrb@gmail.com)

Signature Date: 2023-10-30 - 11:34:48 AM GMT - Time Source: server- IP address: 50.193.232.49

 Agreement completed.

2023-10-30 - 11:34:48 AM GMT