

**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**

Lee and Mary Carmody  
1016 Iron Ave. SW  
Albuquerque, NM 87102

**Project# PR-2019-003055**  
**Application#**  
**SD-2020-00162 PRELIMINARY/FINAL PLAT**  
**VA-2020-00346 DPM WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 8 & 9 BLOCK B**,  
zoned MX-L, located at **640 BROADWAY**  
**between HAZELDINE AVE and IRON AVE**,  
containing approximately 0.2491 acre(s).  
(K14)

On October 21, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Planning, based on the following Findings:

### **SD-2020-00162 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final consolidates two existing lots 0.2491 acres in size into one lot (Lot 8-A).
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 for the utility company/AMAFCA signatures, and the AGIS DXF file.
2. The applicant will obtain final sign off from Planning by November 21, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

### **VA-2020-00346 DPM Alley Width Waiver**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the 20-foot minimum width for an alleyway to permit the existing 16-foot wide alleyway. The request is justified because the Highland Addition South subdivision was platted in 1887 with an average of 16-foot wide alleys throughout the entire subdivision. Achieving the alleyway standard of 20 feet would

require the relocation of utility poles.

2. 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 **NOVEMBER 5, 2020**. 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