

**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

Grady Group LLC
PO Box 30801
Albuquerque, NM 87109

Project# PR-2021-005037
Application#
SD-2023-00146 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of
LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION
zoned **MX-M**, located at **1203 COAL AVE SE**
between CEDAR ST SE and SYCAMORE ST SE
containing approximately **0.4541** acre(s). **(K-15)**

On August 9, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request to consolidate three existing lots (Lots 7-9, Block 32 of the Terrace Addition) to one lot (Lot 7-A) a total of 0.4541 acres in size and dedicates 8 square feet of right-of-way to the City of Albuquerque.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. A DHO Determination was approved permitting the existing 16-foot wide alleyway north of the subject property (Table 7.3.34 of the Development Process Manual (DPM) requires a minimum 20-foot alleyway width). The existing alleyway is in character with the neighborhood, where alleys were historically only 16 feet wide and were in place before the current IDO and DPM standards. Additionally, there are existing obstructions on both sides of the alley making the expansion of the alleyway infeasible, and the Determination will not materially run contrary to public safety, health, or welfare as the long-established width of the alley has retaining or building walls constraining in the area, meeting the requirements of 6-6(P)(3) of the IDO.

4. A DHO Determination was approved permitting the existing 80-foot right-of-way width for Coal Avenue SE (Table 7.3.34 of the DPM requires a minimum right-of-way width of 96-feet). The right-of-way width is in character of the neighborhood, where the mixed use of the neighborhood was in place before the current IDO and DPM standards. Additionally, there are existing obstructions on both sides of the roadway making the expansion of the roadway infeasible, and the Determination will not materially run contrary to public safety, health, or welfare as the width of the right-of-way is for a one-way street and there is adequate room for two lanes of traffic and a bike lane, meeting the requirements of 6-6(P)(3) of the IDO.
5. 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. The application number must be added to the Plat.
- b. DXF file must be approved by AGIS and approval email submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 25TH, 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 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 (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 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,

A handwritten signature in black ink that reads "David S. Campbell". The signature is written in a cursive style with a large, stylized initial "D".

David S. Campbell
Development Hearing Officer

DSC/rw

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

PR-2021-005037_August_9_2023 - Notice of Decision

Final Audit Report

2023-08-14

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