

**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

Archdiocese of Santa Fe Real Estate
Corp / St. Charles Borromeo
4000 St. Josephs Pl. NW
Albuquerque, NM 87120-1714

Project# PR-2022-007081
Application#
SD-2022-00198 PRELIMINARY/FINAL PLAT
VA-2022-00365 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of: **TRACT IN T10N R3E SEC 21 & POR OF VAC STS UNIVERSITY BLVD & HAZELDINE AVE CO** zoned **MX-M**, located at **1801 HAZELDINE SE between COAL AVE SE and UNIVERSITY BLVD SE** containing approximately **6.2 acre(s)**. **(K-15)**

On December 21, 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-2022-00198 PRELIMINARY/FINAL PLAT

1. This request is to subdivide an existing tract (Tract A of the St. Charles Borromeo subdivision) to create Tracts A-1 and A-2 at 3.2427 acres and 2.7817 acres in size respectively.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to final sign-off of the Plat.
4. 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 an updated cross section as discussed, and for Plans to show the new sidewalk layout.
2. Final sign-off is delegated to Planning for the AGIS DXF file and for a recorded IIA.
3. The applicant will obtain final sign off from Transportation and Planning by March 22, 2023 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

VA-2022-00365 SIDEWALK WAIVER

1. The applicant proposes a waiver to the DPM to reduce the required sidewalk width from the required 10-feet along University Boulevard due to the subject property's location with an Urban Center.
2. The request is justified per 2-9(B)(2)(ii) of the DPM. Due to other existing structures, it is not feasible to meet the requirements, and expanding the sidewalk to the north would require a retaining wall and updated railing, and would disrupt the current landscaping.
3. The DRB-approved Waiver requires a 5-foot wide sidewalk with a 3-foot landscape buffer to be constructed along University Boulevard on the frontage of the subject property. The 5-foot wide sidewalk and 3-foot buffer are depicted on the Infrastructure List approved with the Plat that this Waiver was approved in association with.
4. 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 **JANUARY 9, 2023**. 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.

Official Notice of Decision

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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,

A handwritten signature in black ink, appearing to read "J. Wolfley". The signature is fluid and cursive, with the first letter "J" being particularly large and stylized.

Jolene Wolfley
DRB Chair

JW/jr

Bohannon Huston, Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109