

**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**

Via Real Estate LLC  
13105 Dover Ave.  
Lubbock, TX 79424

**Project# PR-2022-007324**  
**Application#**  
**SD-2022-00203 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)**

On August 2, 2023, 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:

1. This is a request to replat existing unplatted lands within MRGCD Map 38 and the Traction Park and City Electric Addition, located at 2100 and 2124 Central Avenue SW into two lots (Lot A at approximately 0.7629 acres in size and Lot B at approximately 0.3035 acres in size).
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district.
3. On June 28, 2023, the Development Hearing Officer (DHO) approved a Waiver per PR-2022-007324 / VA-2023-00124 permitting the existing 6-foot sidewalk on Central Avenue SW fronting along the subject property to remain at its existing width.

4. Landscaping Plans were submitted by the Applicant (Champion Carwash-LS101H-IRR and Champion Carwash-LS101H-LS) depicting proposed landscaping along Central Avenue SW and Rio Grande Blvd. SW, and are included in the application file. The landscaping depicted on the Plan sheets must be installed or guaranteed (see Condition #1).
5. 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 project and application numbers to be added to the Plat, a note on the Plat reflecting the Waiver granted by the DHO, for the landscaping to be installed or guaranteed per the City's direction, and for the AGIS DXF file.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 18, 2023**. 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). 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 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