

**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 Av.
Lubbock, TX 87125

Project# PR-2022-007324
Application#
VA-2023-00129 – SIDEWALK WAIVER

LEGAL DESCRIPTION: 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 June 28, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

VA-2023-000124 SIDEWALK WAIVER

1. This is a request to waive the IDO/DPM requirements for an existing 6-foot sidewalk on Central Avenue fronting along the subject property. The portion of Central Avenue fronting along the subject property is a Premium Transit-designated street, requiring a 10-foot wide sidewalk per the IDO/DPM.
2. The applicant provided notice as required in table 6-1-1 of the IDO.
3. The Applicant justified the Waiver request pursuant to 14-16-6-6-(P)(3) of the IDO. This Sidewalk Waiver is approved specifically per Sections "A" and "C" of the IDO because of existing conditions that cannot be easily or economically relocated or should not be altered, and because the established neighborhood character or landscaping on this site would be damaged to a degree that outweighs the normal technical standards in that location. The Waive will not be contrary to the public health, safety and welfare.

4. A facilitated neighborhood meeting must be held prior to the Preliminary/Final Plat by the Development Review Board (DRB).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 17, 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,

Ronald R. Bohannon

[Ronald R. Bohannon \(Jul 5, 2023 06:06 MDT\)](#)

Ron R. Bohannon

Development Hearing Officer

RRB/ls

ARCH+PLAN Land Use Consultants LLC, P.O.Box 25911, Albuquerque, NM 87125







PR-2022-007324_June_28_2023_Notice_of_De cision

Final Audit Report

2023-07-05

Created:	2023-07-03
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG_Fagu54QoEbYP77sCCCx2M_x7Yk5sVs

"PR-2022-007324_June_28_2023_Notice_of_Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-07-03 - 11:35:11 PM GMT- IP address: 107.115.41.125
-  Document emailed to 7868rrb@gmail.com for signature
2023-07-03 - 11:35:35 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-07-05 - 11:17:28 AM GMT- IP address: 174.238.53.0
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan
2023-07-05 - 12:06:14 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)
Signature Date: 2023-07-05 - 12:06:16 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-07-05 - 12:06:16 PM GMT