

**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

Carla Caletti
1125 12th St. NW
Albuquerque, NM 87104

Project# PR-2022-007680
Application#
SD-2023-00088 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of **LOTS 2 and 3, SUBDIVISION OF LOT 13 OF NAVAJO ADDITION** zoned **R-1A**, located at **1125 12TH ST NW between SUMMER AVE NW and SAWMILL RD NW** containing approximately **0.1876** acre(s). **(J-13)**

On May 24, 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 adjust the interior lot line for two existing lots (Lots 2 and 3, Subdivision of Lot 13 of Navajo Addition), and grant easements as depicted on the Plat.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. A DHO Determination was approved permitting the existing 4.6-foot wide sidewalk along 12th Street NW to remain at its existing width. The Applicant justified the Determination per 6-6(P)(3) of the IDO, noting that the expansion of the sidewalk would come at the expense of mature trees west of the existing sidewalk. Therefore, this Determination is not materially contrary to the public safety, health, or welfare.

4. A DHO Determination was approved permitting the existing 4.1-foot wide sidewalk along Summer Avenue NW to remain at its existing width. The Applicant justified the Determination per 6-6(P)(3) of the IDO, noting that the expansion of the sidewalk would come at the expense of mature trees north of the existing sidewalk. Therefore, this Determination is not materially contrary to the public safety, health, or welfare.
5. An Infrastructure List was approved with this Plat. Proof of construction from DRC staff or a recorded Infrastructure Improvements Agreement (IIA) based on the Infrastructure List must be submitted prior to final sign-off of the Plat by DFT staff.
6. 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. DXF file must be approved by AGIS and approval email submitted.
- b. The recorded IIA or proof of construction must be submitted.
- c. The two approved Sidewalk Determinations must include the DHO dates of approval.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 12, 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).

Official Notice of Decision
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Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer

DSC/lis

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






PR-2022-007680_May_24_2023 - Notice of Decision

Final Audit Report

2023-05-29

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