

**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

Manuel & Bernadette Hernandez
1216 Luciander Rd.
Santa Fe, NM 87507

Project# PR-2022-007682
Application#
SD-2023-00164 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 1 THRU 4, BLOCK 32, PEREA ADDITION
zoned **R-T**, located at **622 15TH ST NW**
between MARBLE AVE and ORCHARD PL
containing approximately **0.324** acre(s).
(J-13)

On September 27, 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. The purpose of this request is to consolidate four (4) existing lots 1, 2, 3 & 4 Perea Addition into three (3) lots (proposed lots 1-A, 2-A and 3-A).
2. The subject property is in the R-T (Residential – Townhouse) zone district, is located in Character Protection Overlay 3 (Downtown Neighborhood Area), and is located in an Area of Consistency.
3. Based on information provided by Office of Neighborhood Coordination, there are no known neighborhood associations related to the subject site. Notice requirements per Table 6-1-1 of the IDO were fulfilled.
4. The subject property currently has a 16-foot alley abutting the east side of the site. The Applicant has provided a request and justification per 6-6(P)(3) of the IDO to permit the existing 16-foot alley abutting the subject property to remain at 16-feet rather than widening it to 20-feet.

A DHO Determination was approved permitting the existing 16' alley to remain at 16-feet in width.

5. The subject property currently does not feature sidewalks along 15th St. NW or Marble Ave. NW, which are required per Table 7.2.29 of the DPM. 5-foot wide sidewalks and a 4-foot to 6-foot landscape buffer will be provided along both 15th St. NW and Marble Ave NW to address the noted DPM requirements; these infrastructure improvements have been added to an Infrastructure List, which was included and approved with the platting application.
6. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.

Conditions:

Final sign-off of the Plat by the DHO staff is conditioned as follows:

- a. The required parking and usable open space for the existing triplex must be shown in an exhibit prior to final sign-off.
- b. The project and application numbers must be added to the Plat.
- c. The AGIS DXF file approval added to the file.
- d. The date of DHO approval must be added to the Plat.
- e. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 16TH, 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

Project # PR-2022-007682 Applications# SD-2023-00164

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Sincerely,

Ronald R. Bohannon

[Ronald R. Bohannon \(Oct 4, 2023 13:40 MDT\)](#)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/bs

CSI – Fierro & Company (Robert Fierro), 3201 4th St., Suite C, Albuquerque, NM 87107







PR-2022-007682_September_27_2023 - Notice of Decision

Final Audit Report

2023-10-04

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