

**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

Robert Salinas
506 14th St. NW
Albuquerque, NM 87104

Project# PR-2022-007911
Application#
SD-2023-00058 – PRELIMINARY/FINAL PLAT
VA-2023-00076 – WAIVER TO DPM

LEGAL DESCRIPTION:

For all or a portion of:
**35' PORTIONS OF LOTS 11-14 AND WEST 6" OF
LOT 15, BLOCK 28, PEREA ADDITION** zoned
**R-1A, located at 506 14TH ST NW between
LOMAS BLVD NW and ORCHARD AVE NW**
containing approximately **0.0925** acre(s). **(J-13)**

On March 22, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

SD-2023-00058 PRELIMINARY/FINAL PLAT

1. This is a request to consolidate five existing lots into one lot (Lot 11-A, Block 28 of the Perea Addition) at 0.0925 acres in size.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2023-00076 WAIVER TO DPM

1. This is a request to waive the DPM requirements for an existing 10-foot alleyway along the eastern frontage of the site.
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. Justifications provided by the Applicant included noting pre-existing obstructions such as the longstanding development of walls and fencing along the alleyway, as well as noting that the Waiver will not be materially contrary to the public safety, health or welfare of surrounding properties due to the lack of regular vehicular traffic on the alleyway.

Conditions:

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

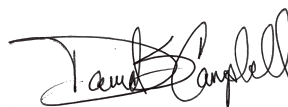
- a. DXF file approval from AGIS prior to final sign-off.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 7, 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 as 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 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,



David S. Campbell
Development Hearing Officer

DSC/lis

CSI-Cartesian Survey Inc. PO Box 44414, Rio Rancho, NM 87174

PR-2022-007911-March_22_2023 - Notice of Decision

Final Audit Report

2023-03-24

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