

**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**

Brooke Wyman  
621 James Ave. NW  
Albuquerque, NM 87109

**Project# PR-2023-008957**  
**Application#**  
**SD-2024-00058 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOTS 11, 12 & 14A, BLOCK 10, BELONT  
PLACE ADDITION** zoned **R-1B**, located at  
**621-625 JAMES AVE NW between  
HARWOOD LATERAL and 6th ST** containing  
approximately **0.297** acre(s). **(F-14)**

On April 10, 2024, 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 consolidate three existing lots (Lots 11, 12, and 14A, in the Belmont Place Addn. subdivision) into one lot, Lot 14-B at 0.297-acres in size.
2. A DHO Determination was requested from the Sidewalk and Landscape/Buffer Zone requirements per Table 7.2.29 of the DPM to permit the existing 3.2 – 4.17-foot sidewalk along James Avenue to remain as-is as well as from the requirement for a 5-6-foot wide landscape buffer between the edge of the curb along James and the sidewalk. The request was justified per 6-6(P)(3) of the IDO and was approved by the DHO; justifications the Applicant noted in the justification letter included noting that there are existing light and electrical poles abutting the sidewalk, which can't be easily or economically relocated. Therefore, the established neighborhood character would be damaged to a degree that outweighs the public interest in the standards in that location should the existing sidewalk be widened and the landscape buffer be added.
3. The property is zoned R-1B (Residential – Single-Family Zone District). Future development must be consistent with the underlying zone district.

4. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. This request complies with this criteria.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.

### **Conditions**

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

- a. Project & Application numbers must be added to the plat.
- b. A copy of the AGIS-approved DXF file must be submitted.
- c. Add the date of the DHO approval to the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 26<sup>TH</sup>, 2024**. The date of the DHO'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(V) 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).

Official Notice of Decision

Project # PR-2023-008957 Applications# SD-2024-00058

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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, J.D  
Development Hearing Officer

DSC/rw

ARCH+PLAN Land Use Consultants, LLC., P.O. Box 25911, Albuquerque, NM 87109






# PR-2023-008957 April 10th, 2024 Notice of Decision

Final Audit Report

2024-04-15

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