

**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

Margaret & Turner Branch
2025 Rio Grande Blvd. NW
Albuquerque, NM 87104

Project #PR-2024-010074
Application#
VA-2024-00261 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

LOT/TRACT A, COTTONWOOD zoned **NR-BP**,
located at **3601 SEVEN BAR LP RD NW** containing
approximately **1.957** acre(s). **(B-14)**

On September, 11 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and **denied** the request, based on the following Findings:

1. This is a waiver request to keep the existing sidewalks along Seven Bar Loop at their existing width of 5-feet to 6.4-feet. The DPM Table 7.2.29 requires 10-foot-wide sidewalks along Seven Bar Loop at this location because it is an Activity Center.
2. Transportation Engineers reviewed the waiver request and did not find the Applicant made sufficient justification to waive the required wider sidewalk. The existing sidewalk could remain with an additional widening of 3-5 feet.
3. The DHO made no findings or conclusion regarding IDO 6-6(P)(3)(b)(2) because the threshold question of no significant public purpose was not satisfied and, therefore, findings for these criteria were not necessary.

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APPEAL: Per Table 6-1-1 of the IDO, a Waiver – DHO may be appealed. If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **SEPTEMBER 27TH, 2024**. 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). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wetransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

Sincerely,



[Robert L. Lucero, Jr. \(Sep 20, 2024 05:46 MDT\)](#)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/rw/jr

Modulus Architects & Land Use Planning, Inc., 8220 San Pedro Dr. NE, Suite 520, Albuquerque, NM 87113







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Final Audit Report

2024-09-20

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