

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

701 Central LLC  
PO Box 7459  
Albuquerque, NM 87194

**Project# PR-2023-008891**  
**Application#**  
**SD-2023-00145 – PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of  
**LOTS 13 THRU 16, BLOCK 14, NM TOWN CO.'S**  
**ORIGINAL TOWNSITE** zoned **MX-FB-UD**,  
**located at 701 CENTRAL AVE NW between 7TH**  
**ST NW and 8TH ST NW** containing  
approximately **0.3261** acre(s). **(K-14)**

On August 9, 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 consolidate four existing lots (Lots 13-16, Block 14 of the NM Town Company's Original Townsite) into one new lot (Lot 13-A) a total of 0.3261 acres in size.
2. The property is zoned MX-FB-UD. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. A DHO Determination was approved permitting the existing 16-foot wide alleyway north of the subject property (Table 7.3.34 of the Development Process Manual (DPM) requires a minimum 20-foot alleyway width). The existing alleyway is in character with the neighborhood, where alleys were historically only 16 feet wide and were in place before the current IDO and DPM standards. Additionally, there are existing obstructions on both sides of the alley making the expansion of the alleyway infeasible. Furthermore, the Determination will not materially run contrary to public safety, health, or welfare as pedestrian and vehicular access to all lots in the block are not dependent on using the alleyway and can be accessed by other, more direct points of entry, meeting the requirements of 6-6(P)(3) of the IDO.

4. A DHO Determination was approved permitting the existing 80-foot right-of-way width for Central Avenue NW (Table 7.3.34 of the DPM requires a minimum right-of-way width of 96-feet). The right-of-way width is in character of the neighborhood, where the mixed use of the neighborhood was in place before the current IDO and DPM standards. Additionally, there are existing obstructions on both sides of the roadway making the expansion of the roadway infeasible, and the Determination will not materially run contrary to public safety, health, or welfare as all lots in contact with the subject property also have similar right-of-way widths for Central Avenue NW, and the expansion of Central Avenue NW would cause an unconformity with the surrounding lots, meeting the requirements of 6-6(P)(3) of the IDO.
5. 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. The application number must be added to the Plat.
- b. DXF file must be approved by AGIS and approval email submitted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **August 25<sup>TH</sup>, 2023**. 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 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 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/rw

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







# PR-2023-008891\_August\_9\_2023 - Notice of Decision

Final Audit Report

2023-08-14

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