

**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

601 Aspen Ave. LLC/David Liotta
601 Aspen Ave., NW
Albuquerque, NM 87102

Project# PR-2023-008660
Application#
SD-2023-00100 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of **LOTS 1 THRU 4 BLOCK 5, IVES ADDITION** zoned **NR-LM**, located at **601 ASPEN AVE NW between 6TH ST NW and LOS TOMASES** containing approximately **0.3039** acre(s). **(H-14)**

On June 14, 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 1, 2, 3, and 4, Block 5 of the Ives Addition) into one lot (Lot 1-A, Block 5) at 0.3039 acres in size.
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. A DHO Determination was approved permitting the existing 5-foot wide sidewalk along 6th Street NW to remain at its existing width. The Applicant justified the Determination per 6-6(P)(3) of the IDO, as the expansion of the sidewalk would harm the public welfare requiring the relocation of a PNM pole and guy wires, which would be harmful for the surrounding lots relying on the pole.
4. A DHO Determination was approving permitting the existing 60-foot right-of-way along 6th Street to remain at its existing width. The Applicant justified the Determination per 6-6(P)(3) of the IDO, as widening the right-of-way at only this location would not be beneficial to the public welfare due to the irregular form to an arterial roadway, and could come at the expense of sturdy fencing for the Applicant which keeps down delinquency on the vacant lot until the Applicant can develop the lot for private use.

5. A note must be added to the Plat regarding future development requiring the installation of landscaping and street trees.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. An Infrastructure List was approved with this Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to the final sign-off of the Plat by the Development Facilitation Team (DFT) staff.

Conditions:

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

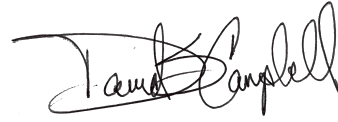
- a. The fence must be moved back to the property line as it is currently encroaching within the right-of-way and for future development, and must be adequately permitted.
- b. The correct application number must be added to the Plat.
- c. DXF file must be approved by AGIS and approval email submitted.
- d. The recorded IIA must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 3, 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).

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/lis

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







PR-2023-008660_June_14_2023 - Notice of Decision

Final Audit Report

2023-06-17

Created:	2023-06-16
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIsu9-aKfViqeR4b6CcsDFELXBB9QCn44

"PR-2023-008660_June_14_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-06-16 - 11:52:07 PM GMT- IP address: 198.206.237.4
-  Document emailed to david@davidscampbell.com for signature
2023-06-16 - 11:52:46 PM GMT
-  Email viewed by david@davidscampbell.com
2023-06-17 - 3:52:22 AM GMT- IP address: 73.26.229.89
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-06-17 - 3:53:59 AM GMT- IP address: 73.26.229.89
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-06-17 - 3:54:01 AM GMT - Time Source: server- IP address: 73.26.229.89
-  Agreement completed.
2023-06-17 - 3:54:01 AM GMT