

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

EDO Holdings, LLC
200 Broadway Blvd. NE
Albuquerque, NM 87102

Project# PR-2023-008487
Application#
SD-2023-00195 – AMENDMENT TO
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT 1, BLOCK 16, HUNING HIGHLAND
ADDITION zoned **R-1A**, located on **301 EDITH**
BLVD SE between SILVER ST and LEAD AVE
containing approximately **0.163** acre(s). **(K-14)**

On October 25, 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 amend the previously approved Preliminary/Final plat by relocating the location of the easement for the sanitary sewer line serving proposed Lot 1-B. It has been moved to show the location of the new sewer line.
2. On September 13, 2023, the Development Hearing Officer (DHO) approved the original request for a Preliminary/Final Plat. That request was to create two lots (Lots 1-A at 0.0723 acres in size and 1-B at 0.0907 acres in size) from one existing lot (Lot 1, Block 16, Huning Highland Addition at 0.163-acres in size).

The original approval included the following actions:

- a. A Deviation was approved permitting Lot 1-A to be 0.0723 acres, or 3,150 square feet in size (the minimum allowable lot size is 3,500 square feet for R-1A-zoned properties). Per Table 6-4-1 of the IDO, the proposed lot size for Lot 1-A is a 10% deviation from the minimum allowable lot size, permitting a Deviation to be approved by the DHO.

The requirements of 6-4(O)(3) of the IDO have been addressed and met in the justification letter featured in the application submittal; the two single-family detached dwellings and other structures featured on the subject property were previously constructed, and the R-1A dimensional standards for these buildings/structures would continue to be met by the proposed lot split, with the exception of the existing non-conforming rear setback for Lot 1-A facing Silver Avenue, which would not be affected by the lot split.

- b. A DHO Determination was approved permitting the existing alley fronting along the western boundary of the subject property to remain at its existing width of 16-feet (it's required to be a minimum of 20-feet in width). Existing buildings on the edge of both sides of the alley would make widening the alley infeasible, and the Determination request meets the justification criteria of 6-6(P)(3) of the IDO.
3. The property is zoned R-1A. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. The review and decision criteria for a Preliminary/Final Plat and the amendment were met per 6-6(K)(3) of the IDO.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
6. This DHO approval does not grant or assume any rights, easements, or land title permissions for utility line relationships between the properties and none may be implied from this action.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 13TH, 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.

Official Notice of Decision

Project # PR-2023-008487 Application# SD-2023-00195

Page 3 of 3

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,

Ronald R. Bohannon, P.E.

[Ronald R. Bohannon, P.E. \(Nov 3, 2023 07:14 MDT\)](#)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/rw







PR-2023-008487_October_25_2023 - Notice of Decision

Final Audit Report

2023-11-03

Created:	2023-11-01
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhe9cpcUezlanq_9lvpT7eMG6BBOiv_Cf

"PR-2023-008487_October_25_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-11-01 - 5:03:36 AM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature
2023-11-01 - 5:04:04 AM GMT
-  Email viewed by 7868rrb@gmail.com
2023-11-03 - 1:13:49 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.
2023-11-03 - 1:14:09 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)
Signature Date: 2023-11-03 - 1:14:11 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-11-03 - 1:14:11 PM GMT