

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

Scott & Jenaya Howard  
12109 Pompano Pl. SE  
Albuquerque, NM 87123

**Project# PR-2023-008993**  
**Application#**  
**VA-2023-00307 SIDEWALK WAIVER**

### LEGAL DESCRIPTION:

For all or a portion of:

**TRACT 1 LOT 3, BLOCK 16** zoned **PD**, located at **8400 FLORENCE** between **BARSTOW** and **VENTURA** containing approximately **0.8864** acre(s). **(B-20)**

On October 25, 2023, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a waiver from the IDO/DPM requirements to construct a sidewalk as well as curb and cutter along the frontage of the subject site along Florence Avenue NE.
2. The justification and decision criteria for a sidewalk waiver were met per 6-6(P)(3)(a) of the IDO. The construction of the sidewalk and roadway improvements would require the installation of a major public storm drain improvement to handle the stormwater on the road; the established character of the neighborhood does not feature sidewalks, and varying from the character is not going to be a burden; and the Waiver is not materially contrary to the public safety, health, and welfare.
3. If the City of Albuquerque proposes to construct a sidewalk(s) along Florence Avenue and fund/finance its construction, this Waiver will not prevent its construction along the subject site.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

Official Notice of Decision

Project # PR-2019-002114 Application# VA-2023-00307

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

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) 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).

Sincerely,

*Ronald R. Bohannon P.E.*

Ronald R. Bohannon P.E. (Oct 31, 2023 07:50 MDT)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/jr

MTV/Twilight Homes Veronica Johnson, 1301 Cuesta Arriba Ct. Suite A, Albuquerque, NM 87113

# PR-2023-008993\_October\_25\_2023 - Notice of Decision

Final Audit Report


2023-10-31

Created:	2023-10-30
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 Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan P.E.

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