

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-2023-00163 – 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 September 13, 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 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).
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. 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.

4. 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.
5. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
6. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
7. This DHO approval does not grant or assume any rights, easements, or land title permissions for utility line relationships between the properties known as Lots 1-A and 1-B, and none may be implied from this action.

Conditions:

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

- a. Project and application numbers must be added to the Plat.
- b. AGIS DXF file approval.
- c. A note for the approved lot size deviation must be added to the plat.
- d. A note for the approved Determination regarding the existing alley width must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 29TH, 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/rw







PR-2023-008487_September_13_2023 - Notice of Decision

Final Audit Report

2023-09-21

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