

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

Maryanne Pils
1325 Park A.ve SW, Apr 207
Albuquerque, NM 87102

Project# PR-2024-009922
Application#
SD-2024-00120 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

LOTS 1 (SLY 10') AND 12, BLOCK B, EASTERN ADDITION zoned **RA-1**, located at **301-309 CROMWELL between WILLIAM ST and JOHN ST** containing approximately **0.1956** acre(s). **(K-14)**

On July 31, 2024, 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 replat to adjust the lot lines of two existing lots (S. 10 feet of Lot 11, and Lot 12, Block B, Eastern Addition) into Lot 12A and Lot 12B, Block B, Eastern Addition, at 0.1133-acres in size and 0.0823-acres in size respectively.
2. The subject property is located within R-1A Zone District. Three non-conformities exist on the subject site; two single-family homes exist on one residential (R-1) lot, the existing lot lines encroach through the existing buildings, and the front yard setback for 301 Cromwell Ave. SE does not meet the standards.
3. The subject property is within the Sensitive Lands and Cumulative impact area; a Sensitive Lands Analysis was submitted to the Planning Department. The land use is going to remain residential and all existing trees are going to remain on the subject property.
4. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are provided on the Plat. Final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.

5. All public notice requirements of IDO section 6, Table 6-1-1 have been completed prior to formal platting submittal (Email and Web Posting notices).
6. Sidewalk width and landscape buffer requirements along both John St and Cromwell Ave SE are compliant with the DPM requirements.
7. Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

This request decreases the existing non-conformities and will not add any new non-conformities to the subject site.

8. Per IDO 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

CONDITIONS

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

Planning conditions of approval:

- a. Confirm with the Building Safety Division that firewall requirements are being met.
- b. Confirm with PNM regarding the services and electrical easements on the subject property.
- c. The existing shared driveway along John St must remain a shared driveway and any changes will have to be coordinated by both owners and City Transportation Department. Add a note to the plat that the maintenance should be shared between the two owners.
- d. The application number must be added to the Plat.
- e. A legible plat signature sheet must be submitted to the DHO.
- f. Add in a signature line for Hydrology and take the word 'DRB Chairperson' off from the Planning Department signature line.
- g. Date of the DHO approval must be recorded on the Plat.

- h. The AGIS office must approve the DXF file and proof of approval must be provided.

Water Utility Authority conditions of approval:

- i. Both lots will have access to both public water and public sanitary sewer infrastructure however, the proposed lot line adjustment needs to accommodate existing services. The new lot line between proposed lots 12A and 12B is further east than the meter box that appears to be for lot 12B. Please confirm service locations and grant easements that are appropriate to preserve the existing services or provide new service connections and ensure both lots have services that are directly accessible to each proposed lot.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 16TH, 2024**. 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 as 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 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,



[Brennon Williams \(Aug 1, 2024 19:17 MDT\)](#)

Brennon Williams
Development Hearing Officer

BW/ha/jr

ARCH+PLAN Land Use Consultants LLC, PO Box 25911, Albuquerque, NM 87125







PR-2024-009922 July 31, 2024 Notice of Decision

Final Audit Report

2024-08-02

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