

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

JLM Living / Bedrock Investors
3839 Bee Caves Rd., Suite 205
Austin, TX 78746

Project# PR-2023-009652
Application#
VA-2025-00023 SIDEWALK WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

W. PORTION OF TRACT 1,
UNPLATTED/PARADISE HILLS zoned **MX-T**
located between **AVENIDA DE JAIMITO** and
PASEO DEL NORTE containing approximately
19.7 acre(s). **(C-10)**

On February 26th, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings as determined by the DHO:

1. This is a request from the requirement (per DPM Table 7.2.29) to construct a 10-foot-wide sidewalk and permit the construction of a 6-foot to 10-foot-wide sidewalk along the future Woodmont Avenue along the northern boundary of the subject property as depicted on the modified Sidewalk Waiver Request Exhibit.
2. The DHO determined the review and decision criteria for a DHO Waiver were met per 6-6(P)(3)(a) of the IDO, including the following which were verbally determined at the hearing:

6-6(P)(3)(a)(1)(d)

Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

6-6(P)(3)(a)(2)

The Waiver will not be materially contrary to the public safety, health, or welfare.

3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 14TH, 2025**. 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(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Mar 4, 2025 15:11 MST\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/jr

Consensus Planning, Inc., 302 8th Street, Albuquerque, NM 87102







PR-2023-009652 February 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-03-04

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