

**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**

Some Investments, LLC  
and Others  
5901 Wyoming Blvd. NE  
Ste. 201  
Albuquerque, NM, 87109

**Project# PR-2022-007903**  
**Application#**  
**VA-2025-00003 SIDEWALK WAIVER**  
**VA-2025-00001 WAIVER TO DPM**  
**SD-2025-00001 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**BLOCK 56- A, TRACT A, LOTS 5-10, SKYLINE  
HEIGHTS ADDITION** zoned **NR-C** located at  
**600 MOON SE** between **SOUTHERN BLVD SE**  
and **TRUMBULL AVE SE** containing  
approximately **6.1948** acre(s). (**L-20**)

On January 22, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the request, with conditions of approval, based on the following Findings:

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### **VA-2025-00003 SIDEWALK WAIVER and VA-2025-00001 WAIVER TO DPM**

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1. The request for Waivers to the DPM regarding Sidewalk width and curb and gutter requirements to allow existing conditions to remain along Santa Clara Ave SE and Altez St SE were approved without conditions and are in compliance with 6-6(P)(3) of the IDO.
2. Per Table 6-1-1 of the IDO, public notice for the applications have been satisfied by the Applicant prior to this submittal.
3. The applicant has shown justification for Waivers to the sidewalk width and curb and gutter requirements due to 'pre-existing obstructions that cannot be easily or economically relocated' such as the present utility poles. These waiver requests are not materially contrary to the public safety, health, or welfare.

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**SD-2025-00001 PRELIMINARY PLAT**

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4. This is a request to replat 8 existing lots and create 9 lots in the Skyline Heights subdivision; Lot 56A, Block 56A is being subdivided to become Block 56-A1 and Block 56-A2. This request also incorporates the vacated portions of Santa Clara Ave SE, Altez St SE and Erbbe St SE with adjacent properties and grants easements as depicted on the Plat.
5. The vacation of right-of-way of Santa Clara Ave. SE and Altez St SE was approved by the City Council in April of 2024 (EC-24-88); both are intended to remain as a private access easement with public utility easements. Erbbe St. was vacated by the City Commission in 1957. The Applicant is requesting to incorporate the vacated streets into the properties included in this Plat as well and to maintain the vacated Erbbe St. as another public utility easement.
6. An Infrastructure List was approved with the Preliminary Plat. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.
7. The subject property is zoned NR-C. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
8. An Archaeological Certificate of No Effect was submitted with this request.
9. Per Table 6-1-1 of the IDO, public notice for the application have been satisfied by the Applicant prior to this submittal.
10. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

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**CONDITIONS**

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The Preliminary Plat was approved with the following conditions:

Hydrology:

- a) Submit an approved Grading and Drainage Plan prior to approval of Final Plat.

Parks and Recreation:

- b) Submit an exhibit of the existing trees along Southern and Moon where there is existing buildings/development.

Planning:

- c) Add a note to the plat stating approval of the vacated right-of-way of Santa Clara Ave. SE and Altez St SE by City Council with date.

Official Notice of Decision

Project # PR-2022-007903 Applications# SD-2025-00001, VA-2025-00003, VA-2025-00001

Page 3 of 3

- d) A recorded IIA is required prior to Final Plat.
- e) The Real Property Division must sign the Final Plat regarding the acquisition of the right-of-way, once approved.
- f) The Project and Application numbers must be added to the Plat and the Infrastructure List.
- g) Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- h) Waivers must be add 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 **FEBRUARY 7<sup>TH</sup>, 2025**. 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(V) 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,



[Brennon Williams \(Jan 28, 2025 16:26 MST\)](#)

Brennon Williams  
Development Hearing Officer

BW/am/jr

JAG Planning & Zoning, Juanita Garcia, P.O. BOX 7857, Albuquerque, NM 87194







# PR-2022-007903 January 22nd, 2025 Notice of Decision - DHO

Final Audit Report

2025-01-28

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