

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

Philip John Doucedame & Isabelle  
Kosciusko-Morizet  
602 Pier Ave Apt 3,  
Santa Monica, CA 90405

**Project# PR-2025-011406**  
**Application#**  
**MINOR\_PLT-2025-00005 PRELIMINARY/ FINAL**  
**PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 23 & 24, PEREA ADDN** zoned **R-T**,  
located at **701 14TH ST NW between**  
**MARBLE & GRANITE NW** containing  
approximately **0.325 acre(s). (J-13)**

On June 11th, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a Minor Preliminary/Final Plat to consolidate Lots 23 and 24 to become Lot 23-A, Block 41, of the Perea Addition, at 0.325-acres in size.
2. The subject property, 701 14th St. NW, is within the CPO-3 Downtown Character Protection Overlay zone and is zoned R-T.
3. A Sketch Plat was reviewed on February 12th, 2025 by DFT staff for the nonconforming driveway as well as the 16-foot alleyway abutting the subject property.
4. On March 26th, 2025 DHOWVR-2025-00005 was approved for the 16-foot alleyway width.
5. The driveway is a non-conforming site feature per section 6-8(G) of the IDO.

6. Per 6-6(K)(3) Review and Decision Criteria, 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 complies with these criteria.
7. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
8. Per 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. The applicant shall provide the City a digital copy of the recorded plat.
9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

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## CONDITIONS

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

- a. The application number must be added to the Plat.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 27TH, 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(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.

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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. (Jun 13, 2025 12:02 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/am/jr

Fierro & Company / Robert Fierro, 3201 Fourth St. NW Suite C. , Albuquerque, NM 87107







# PR-2025-011406 June 11th, 2025 Notice of Decision

Final Audit Report

2025-06-13

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