

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

Phillip John and Isabelle Doucedame
2911 Ervien Ln SW
Albuquerque, NM, 87121

Project# PR-2025-011406
Application#
DHOWVR-2025-00005 DHO WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS/TRACTS 23, 24 BLOCK 41, PEREA
ADDITION zoned R-T, located at 701 14TH ST
NW containing approximately 0.162994
acre(s). (J-13)**

On March 26th, 2025, 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 for a waiver from the IDO/DPM requirements for a 20' wide Alleyway to permit an existing 16' Alleyway as depicted on the Waiver Exhibit on file.
2. Per 6-6(P)(3)(a) Review and Decision Criteria, an application for a DHO Waiver shall be approved with all of the criteria of this IDO provision; the applicant has provided justification for the criteria of this IDO provision, with sufficient evidential support provided in the application and on the record, including as follows:

An application for a Waiver – DHO shall be approved if it complies with all of the applicable criteria per 6-6(P)(3)(a):

1. *The following criteria applies:*
 - a. *There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.*

There are multiple on-site obstructions including utility poles, walls, and fences, that make it impossible to meet the DPM 20' standards without significant economic impact on the area.

- 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.***

The neighborhood surrounding the alleyway is pre-existing and has been built out for some time now; approving the Waiver encourages flexibility in the established area.

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

The roads/streets within the subject property are located in a private area with a very low traffic, and this private area is not directly connected to a high-traffic public road. Therefore, this Waiver will not be contrary to the public safety, health, or welfare

3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 11TH, 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).

Official Notice of Decision

Project # PR-2025-011406 Application DHOWVR-2025-00005

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Sincerely,

Brennon Williams

[Brennon Williams \(Mar 31, 2025 18:31 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

Veronica Herrera, Fierro & Company, 3201 4th St. NW Suite C, Albuquerque, NM 87107







PR-2025-011406 March 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-01

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