

**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**

Milton S. Baca/Robert Randazzo  
3903 Central Avenue, NE  
Albuquerque, NM 87110

**Project# PR-2020-004077**  
**Application#**  
**SD-2020-00146 PRELIMINARY/FINAL PLAT**  
**VA-2020-00269 DPM WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: **Tracts 1-3 block 4, COLLEGE VIEW BUSINESS ADDITION**, zoned MX-M, located at **3901 CENTRAL AVE NE between MORNINGSIDE AVE NE and ALISO DR NE**, containing approximately 0.2357 acre(s). (K-15)

On August 19, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the requests, with delegation to ABCWUA and Planning, based on the following Findings:

### **SD-2020-00146 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final Plat adjusts the lot lines of 3 lots comprising 0.2357 acres.
2. The property is zoned MX-M. Future development must be consistent with the underlying zoning.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign off is delegated to ABCWUA for confirmation of easements for the preserving of existing utilities.
2. Final sign-off is delegated to Planning for utility company/AMAFCA signatures, the AGIS DXF file.
3. The applicant will obtain final sign off from ABCWUA and Planning by October 19, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00269 DPM WAIVER**

1. The applicant proposes a waiver to the IDO/DPM standard(s) for the 20-foot minimum width for an alleyway to permit the existing 16-foot wide alleyway. The request is justified because the widening is not possible due to the presence of existing buildings on the alley right-of-way line.
2. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **SEPTEMBER 3, 2020**. The date of the DRB'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 via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). Files larger than 9MB can be sent to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) using <https://wettransfer.com>. 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,



Jolene Wolfley  
DRB Chair

JW/jr

Wayjohn Surveying, 1609 2<sup>nd</sup> Street NW, Albuquerque, NM 87102