

**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**

Ho Szu-Han  
1402 Los Tomases NW  
Albuquerque, NM 87102

**Project# PR-2019-002791**  
**Application#**  
**SD-2020-00207 PRELIMINARY/FINAL PLAT**  
**VA-2020-00444 DPM WAIVER**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 13 THRU 15, ALBRIGHT-MONROE**, zoned R-A, located at **1402 LOS TOMASES NW between KINLEY AVE and BELLAMAH AVE**, containing approximately 0.2327 acre(s). (J-14)

On December 2, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests, with delegation to Transportation and Planning, based on the following Findings:

### **SD-2020-00207 PRELIMINARY/FINAL PLAT**

1. This Preliminary/Final consolidates three existing lots consisting of a total of 0.2327 acres in size into one lot (Lot 13-A).
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

### Conditions:

1. Final sign-off is delegated to Transportation for a note on the Plat noting the approval of a waiver for a 16-foot wide alleyway width.
2. Final sign-off is delegated to Planning for the AGIS DXF file.
3. The applicant will obtain final sign off from Planning by February 2, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

**VA-2020-00444 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 along the eastern boundary of the Site. The request is justified because it's an existing alleyway that was constructed prior to IDO/DPM requirements.
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 **DECEMBER 17, 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

Arch + Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125