

**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

125 &Gibson LLC
7620 Jefferson NE
Albuquerque, NM 87109

Project# PR-2021-005482
Application#
SD-2023-00083 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT C, LOVELACE HEIGHTS ADDITION zoned
NR-C, located at **2040 GIBSON BLVD between**
YALE BLVD and MILES RD containing
approximately **1.18** acre(s). **(M-15)**

On April 12, 2023, 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 to subdivide an existing lot (Lot C, Lovelace Heights Addition) at 1.18 acres in size and create two (2) new lots (Lot C-1 as 0.4214 acres and Lot C-2 of 0.7581 acres).
2. The property is zoned NR-C (Non-residential Commercial). The dimensional standards for this zone district is listed in Table 2-5-1 of the IDO, and the allowable uses are listed in Table 4-2-1 of the IDO. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

- a. The Infrastructure List approved per PR-2021-005482 / SD-2022-00036 is to be reviewed by staff for completion of improvements. A new Infrastructure List featuring any of the uncompleted infrastructure shown on the Infrastructure List approved per PR-2021-005482 / SD-2022-00036 which fronts along and/or affects the subject property for this Plat must be submitted.
- b. Project and application numbers must be added to the Plat.
- c. AGIS DXF file.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 28, 2023**. 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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to 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 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,

Ronald R. Bohannon

Ronald R. Bohannon (Apr 15, 2023 18:42 MDT)

Ronald R. Bohannon
Development Hearing Officer

RRB/lis

Galloway & Company Inc. 5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111

PR-2021-005482-April_12_2023 - Notice of Decision

Final Audit Report

2023-04-16

Created:	2023-04-15
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