

**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

Nicolo Muniz
1014 Toscana Rd. SE
Rio Rancho, NM 87124

Project# PR-2022-007617
Application#
SD-2023-00056 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of
**LOTS 4 & 5 BLOCK 90-A, SNOW HEIGHTS
ADDITION** zoned **R-MH**, located at **11100 &
11200 TOWNER AVE NE between COLLET ST
NE and JUAN TABO BLVD NE** containing
approximately **0.3859** acre(s). **(H-21)**

On April 26, 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 consolidate two existing lots (Lots 4 & 5, Block 90-A, Snow Heights Addition) into one lot (Lot 5-A) and dedicate 696 square feet along Tower Avenue and 180 square feet along Collet Street NE to the City of Albuquerque.
2. The property is zoned R-MH. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved with this Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to final sign-off of the Plat by Development Facilitation Team (DFT) staff.

4. 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. Payment of the pro-rata as indicated by the Water Authority.
- b. The recorded IIA must be submitted.

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



David S. Campbell
Development Hearing Officer

DSC/ls

CSI-Cartisian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174






PR-2022-007617-April_26_2023 - Notice of Decision

Final Audit Report

2023-04-29

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