

**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

Rhino Investments NM Hotel LLC
101 E Vineyard Ave Suite 201
Livermore, CA 94550

Project# PR-2023-008468
Application#
SD-2023-00071 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:
TRACTS 1 – 3 UNIT 1 TOGETHER WITH TRACTS
4, 5, 6A UNIT 2, DALE J. BELLAMAHS CARLISLE
REPLAT zoned MX-M, located at 2500
CARLISLE NE between CUTLER AVE and
MENAUL BLVD containing approximately
11.5521 acre(s). (H-17)

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 create three (3) new tracts (Tract 1 at 1.9430-acres in size, Tract 2 at 9.2140-acres in size, and Tract 3 at 0.3951-acres in size) a total of 11.5521 acres in size.
2. The property is zoned MX-M (Mixed Use- Medium Intensity). The dimensional standards for this zone district are listed in Table 2-4-5 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:

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- a. Project and application numbers must be added to the Plat.
- b. 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,



David S. Campbell
Development Hearing Officer

DSC/lis

Tierra West, LLC, 5571, Midway Park Place, NE, Albuquerque, NM 87109





PR-2023-008468-April_12_2023 - Notice of Decision

Final Audit Report

2023-04-16

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