

*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**

Armando Rodriguez Galindo  
& Cecilia Celis Rodriguez  
2401 6th St. NW  
Albuquerque, NM 87102

**Project# PR-2022-007348**  
**Application#**  
**SD-2023-00152 – PRELIMINARY/FINAL PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of:

**LOTS 1, 2, & 3 BLOCK 3, APACHE TRAIL**  
zoned **R-1A** located at **2401 6TH ST NW**  
between **PROSPECT AVE NW and TOWNER**  
**AVE NW** containing approximately **0.1658**  
acre(s). **(H-14)**

On August 23, 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 three existing lots into one lot (Lot 1-A, Block 3, Apache Trail) 0.1658-acres in size, including vacated portions of 6th St NW and Prospect Ave Nw (1,839 SQ FT) which were vacated per PR-2022-007348 / SD-2023-00070. The Real Property Division must sign the Plat prior to final sign-off of the Plat by the City Engineer.
2. The property is zoned R-1A. 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 Table 6-1-1 of the IDO.
4. 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 the final sign-off of the Plat by the Development Facilitation Team (DFT) staff.

**Conditions:**

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

- a. Project and application numbers must be added to the Plat.
- b. AGIS DXF file approval.
- c. Recorded infrastructure improvements agreement (IIA) or proof of construction.
- d. The portion of the subject property that is being vacated must be purchased from the City through the Real Property Division.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 11TH, 2023**. The date of the DHO'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 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](mailto: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](mailto: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 a 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 permits 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 (Aug 29, 2023 06:48 MDT)

Ronald Bohannon

Development Hearing Officer

DSC/rw

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







# PR-2022-007348\_August\_23\_2023 - Notice of Decision

Final Audit Report

2023-08-29

Created:	2023-08-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJbjtz9zjDaDHhPEptj8ehCpWPqZcmeF

## "PR-2022-007348\_August\_23\_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2023-08-28 - 8:43:50 PM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature  
2023-08-28 - 8:44:11 PM GMT
-  Email viewed by 7868rrb@gmail.com  
2023-08-29 - 12:48:26 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan  
2023-08-29 - 12:48:41 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)  
Signature Date: 2023-08-29 - 12:48:43 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.  
2023-08-29 - 12:48:43 PM GMT