

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

Joe Romero  
3008 2nd Street NW  
Albuquerque, NM 87107

**Project# PR-2023-008616**  
**Application#**  
**SD-2023-00154 – PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of  
**LOT 8-A BLOCK 2 UNIT 19, VOLCANO CLIFFS**  
**SUBDIVISION** zoned **R-1D**, located at **7805**  
**AGUILA ST NW between AGUILA ST and**  
**CAMINO DEL OESTE ST NW** containing  
approximately **0.71** acre(s). **(D-10)**

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 subdivide an existing lot into two lots (Lots 8-A-1 and 8-A-2, Block 2 Volcano Cliffs Unit 19) containing approximately 0.71 acre(s).
2. The subject property formerly had a consolidation Plat (consolidating two lots into one lot) approved by the Development Review Board (DRB) on December 7, 2016 per 1011074 / DRB16-70417. This Minor-Preliminary/Final Plat features a proposed subdivision of the subject property into two lots from an existing lot which matches up with the lot size and configuration that existed on the subject property prior to the 2016 DRB approval.
3. The property is located within the Volcano Mesa Character Protection Overlay Zone. All standards pertinent to the IDO section 3-4(N) must be met. Additionally, the property is zoned R-1D. Dimensional standards and setbacks pertinent to R-1D Single Family Zone District must also be met.
4. Future development must be consistent with the underlying zone district and the IDO/DPM requirements (all applicable standards and provisions of the IDO per 3-4(N), (R-1), and the DPM).

5. No public notice requirements needed to be completed for this project; the Office of Neighborhood Association (ONC) confirmed that no neighborhood associations needed to be notified.
6. The southern boundary of the subject property abuts NR-PO-B Major Public Open Space. Per 5-2(J)(2) of the IDO, development on lots of any size adjacent to Major Public Open Space shall:
  - a. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent.  
*\*Planning staff defer to Parks and Recreation regarding this requirement.*  
Per this requirement, the **Applicant has outlined a 45-foot landscape buffer on the new plat.**

**Conditions:**

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

- a. The project and application number must be added to the Plat prior to final sign-off.
- b. DXF file must be approved by AGIS office and approval email submitted prior to final sign-off of the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 11<sup>TH</sup>, 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 06:42 MDT)

Ron Bohannon  
Development Hearing Officer

RB/jr/ha

Maia Martin, 601 manual Blvd unit 1303, Albuquerque, New Mexico, 87107







# PR-2023-008616\_August\_23\_2023 - Notice of Decision

Final Audit Report

2023-08-29

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