

**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

Site Design Collaborative (SDC)
245 E. Third St.
Long Beach, CA 90802

Project# PR-2021-0005864
Application#
SD-2023-00219 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT F, RS BLUEWATER ADDITION zoned
NR-BP, located at **BLUEWATER ROAD NW**
between 98TH ST NW and ADONAI RD NW
containing approximately **4.8195** acre(s).
(K-09)

On December 6, 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. The purpose of this request is to create two tracts (Tract F-1 at 2.3185 acres in size and Tract F-2 at 2.5010 acres in size) from Tract F of the Bluewater Addition.
2. The subject property is in the NR-BP (Non-Residential – Business Park) zone district and has no special overlay zone nor center or corridor designation. The parcel is in an Area of Change.
3. The applicant completed a Sensitive Lands Analysis that concluded there were no sensitive land features present on the parcel.
4. The applicant fulfilled the notice requirements per Table 6-1-1 of the IDO by contacting the Avalon Neighborhood Association and the South West Alliance of Neighborhoods.

5. The subject property, Tract F, was created as part of a replat creating six parcels at Bluewater and 98th Street per PR-2021-005864 / SD-2022-00065 (a Final Plat approved by the Development Review Board (DRB) on April 27, 2022) and PR-2021-005864 / SD-2021-00212 (a Preliminary Plat approved by the DRB on January 5, 2022).
6. Tract F was part of a larger replat (see Finding #5) that has an associated infrastructure list, including 6-foot sidewalks and a landscape buffer on Bluewater and 98th Streets.
7. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.

Conditions:

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

- a. A 10 foot private drainage easement must be provided along the proposed storm sewer along the east property line, with a note specifying the beneficiary and maintenance agreement.
- b. The project and application numbers must be added to the Plat.
- c. The DXF file approval from AGIS must be added to the file.
- d. The date of DHO approval must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 22nd, 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 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 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).

Official Notice of Decision

Project # PR-2021-005864 Application# SD-2023-00219

Page 3 of 3

Sincerely,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Dec 9, 2023 10:45 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jw

CSI – Cartesian Surveys, Inc, P.O. Box 44414, Rio Ranch, NM 87174







PR-2021-005864_December_6_2023 - Notice of Decision

Final Audit Report

2023-12-09

Created:	2023-12-08
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATVszK56eM8zXm9L3D1ZeHLm5Oq7o4vmx

"PR-2021-005864_December_6_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-12-08 - 10:53:15 PM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature
2023-12-08 - 10:54:08 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-12-09 - 5:44:48 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.
2023-12-09 - 5:45:13 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)
Signature Date: 2023-12-09 - 5:45:15 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-12-09 - 5:45:15 PM GMT