

**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

First Nations Community Healthsource
5608 Zuni Rd SE
Albuquerque, NM 87108

Project# PR-2023-0008549
Application#
SD-2023-00228 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACTS A-2, A-1-A & A-1-B, MESA PARK
ADDITION zoned MX-L, located at 6416 ZUNI
RD SE between CALIFORNIA ST and
ARIZONA ST containing approximately
0.9676 acre(s). (L-18)**

On December 20, 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 lots into one lot (Tract A-3, Block 2, Mesa Park Addition) at 0.9676-acres.
2. The subject property is in the MX-L (Mixed Use-Low Intensity) zone district and has no special overlay zone nor center or corridor designation. The parcels are currently split within an Area of Change and an Area of Consistency.
3. 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.
4. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
5. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.

6. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

Conditions:

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

- a. A Water Authority note must be added to the plat:
“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
- 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 **JANUARY 8TH, 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-2023-008549 Application# SD-2023-00228

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Sincerely,

David S. Campbell

[David S. Campbell \(Dec 22, 2023 11:20 EST\)](#)

David S. Campbell, J.D.

Development Hearing Officer

DSC/rw

Arch+Plan Land Use Consultants, P.O. Box 25911, Albuquerque, NM 87125







PR-2023-008549_December_20_2023 - Notice of Decision

Final Audit Report

2023-12-22

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