

**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

Vietnamese Buddhist Congregation
of NM
327 Georgia Street NE
Albuquerque, NM 87108

Project# PR-2022-007112
Application#
SD-2023-00019 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 6 THRU 8 AND 10-A BLOCK 13,
FAIRGROUND ADDITION** zoned **NR-C**,
located at **315 & 327 GEORGIA ST SE**
containing approximately **0.7327** acre(s).
(K-18)

On January 25, 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 request is to consolidate four existing lots (Lots 6-8 and 10, Block 13 of the Fairgrounds Addition) into one lot (Lot 10-A-1) at 0.7327 acres in size.
2. The property is zoned NR-C. Future development must be consistent with the underlying zone district.
3. An Infrastructure List must be submitted and signed by DFT staff and a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off of the Plat by DFT staff.
4. A DHO Determination permitting the 16-foot width of the existing adjoining alleyway was approved.
5. 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:

- a. The recorded IIA must be submitted.
- b. Re-build the sidewalk fronting the subject property along Georgia St. SE as a 5-foot wide sidewalk.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 10, 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/jr

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






PR-2022-007112_January_25_2023 - Notice of Decision

Final Audit Report

2023-01-27

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