

**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**

New Mexico Educators Federal  
Credit Union  
P.O. Box 8530  
Albuquerque, NM 87198

**Project# PR-2022-007701**  
**Application#**  
**SD-2023-00022 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACTS B-2 & 13-A, SNOW HEIGHTS  
ADDITION zoned MX-L, located at 2801 &  
2805 JUAN TABO NE between  
CANDELARIA RD and CLAREMONT AVE  
containing approximately 1.2809 acre(s).  
(H-21)**

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 two existing tracts (Tract B-2, Block 79 and Tract 13A, Block 79 of the Snow Heights Addition) into one tract (Tract 13-A-1) at 1.2809 acres in size, and dedicates right-of-way to the City of Albuquerque as noted on the Plat.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. 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 DXF file approval email from AGIS must be submitted.

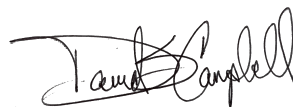
- b. The application number must be added to the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **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 15<sup>th</sup> 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](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 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

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







# PR-2022-007701\_January\_25\_2023 - Notice of Decision

Final Audit Report

2023-01-27

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