

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

5904 Florence LLC & Etal C/O Keers
Environmental Inc.
5904 Florence Ave. NE
Albuquerque, NM 87113

Project# PR-2022-007517
Application#
SD-2023-00037 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 18, BLOCK 7
TRACT A UNIT B, NORTH ALBUQUERQUE
ACRES** zoned **NR-BP**, located at **5904
GLENDALE AVE NE between SAN PEDRO DR
NE and PAN AMERICAN FRONTAGE RD**
containing approximately **0.88** acre(s). **(B-18)**

On March 8, 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 replat an existing lot (Lot 18, Block 7, Tract A, Unit B of North Albuquerque Acres at 1-acre in size) and create a new lot, Lot 18-A, Block 7, Tract A, Unit B of North Albuquerque Acres at 0.887-acres in size through the dedication of 0.114 acres of right-of-way for Glendale Ave. NE to the City of Albuquerque.
2. The property is zoned NR-BP (Non-Residential – Business Park). Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was required with this Plat for improvements as noted and discussed by DFT staff at the March 8, 2023 DHO hearing, and the Infrastructure List must be approved and signed by the DFT staff. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement based on the DFT-approved Infrastructure List must be submitted prior to final sign-off of the Plat by the DFT staff.

4. 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. AGIS DXF file.
- b. Recorded IIA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 24, 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,

Ronald R. Bohannon
[Ronald R. Bohannon \(Mar 10, 2023 06:27 MST\)](#)

Ronald R. Bohannon
Development Hearing Officer

RRB/lis

JAG Planning & Zoning, Juanita Garcia, PO Box 7857, Albuquerque, NM 87194







PR-2022-007517-March_8_2023 - Notice of Decision

Final Audit Report

2023-03-10

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