

**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**

Mario Contrucci  
2709 Tulipan Loop SE,  
Rio Rancho, NM 87124

**Project# PR-2020-008856**  
**Application#**  
**SD-2023-00200 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOT 10 AND NORTH ½ OF LOT 9, ALBRIGHT-MOORE ADDITION** zoned **R-1A**, located at **807 BELLAMAH AVE NW between 8<sup>TH</sup> ST NW and 7<sup>TH</sup> ST NW** containing approximately **0.3111** acre(s). **(J-14)**

On November 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 subdivide an existing parcel and lot into three lots (Lot 10-A, Block 15 at 0.1037-acres in size, Lot 10-B, Block 15 at 0.1037-acres in size, and Lot 10-C, Block 15 at 0.1037-acres in size), and grant an easement as depicted on the Plat.
2. The property is zoned R-1A. Future development must be consistent with the underlying zone district.
3. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
4. The applicant provided notice as required in table 6-1-1 of the IDO.
5. A DHO Determination was approved to maintain Bellamah at its existing width. The Applicant justified the Determination per 6-6(P)(3) of the IDO, noting that approving the Determination would maintain the cohesion of the roadway pathing for the area and neighborhood, and widening the roadway would require an unnecessary burden on the Applicant and exaggerate the contraction of right-of-way width as the road transitions to the west.

**Conditions:**

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

- a. Project and application numbers must be added to the Plat.
- b. AGIS DXF file approval.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. DHO Determination must be added to the Plat.
- e. Recorded Infrastructure Improvements Agreement (IIA).

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 27<sup>TH</sup>, 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,



[Robert Lucero \(Nov 10, 2023 15:26 PST\)](#)

Robert Lucero, Esq.  
Development Hearing Officer

RL/rw/jr

CSI - Cartesian Surveys, Inc. PO Box 44414, Rio Rancho, NM, 87174







# PR-2023-008856\_November\_8\_2023\_Notice of Decision

Final Audit Report

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