

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

Peabody ABQ, LLC
620 Sandhill Rd.
Palo Alto, CA 94304

Project# PR-2022-006794
Application#
SD-2023-00176 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TR B-2 PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS zoned **MX-H**, located at **4901 SAN MATEO between SAN MATEO and LUMBER AVE NE** containing approximately **7.2554** acre(s). **(F-17)**

On October 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 is a request for a lot line adjustment to replat two existing tracts into two new tracts (Tract B-1-A at 5.7883 acres in size and Tract B-2-A at 1.4671 acres in size) for the expansion of the existing self-storage facility to include a new building. Additional parking spaces and new utility easements will be provided in addition to an adjustment to an existing easement to match the drive aisle. This request also vacates and grants easements as depicted on the Plat.
2. The property is zoned MX-H. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
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 the required notice as outlined in Table 6-1-1 of the IDO.

5. This DHO approval does not grant or assume any rights, easements, or land title permissions for utility line relationships and none may be implied from this action.
6. A portion of an existing 24-foot wide ingress/egress easement recorded on July 31, 1995 is depicted as being vacated on the Plat. The DHO must approve the Vacation prior to final sign-off of the Plat.

Conditions:

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

- a. Indicate existing structures in relationship to the Plat.
- b. Location of approved conceptual grading & drainage plan is located within the Plat.
- c. Add cross lot drainage easement note specifying the beneficiary and maintenance agreement.
- d. Project and application number must be added to the Plat.
- e. AGIS DXF file approval.
- f. The date of the DHO approval shall be recorded on the plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 13TH, 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-2022-006794 Application# SD-2023-00176

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Sincerely,

Robert Lucero

[Robert Lucero \(Oct 30, 2023 15:49 MDT\)](#)

Robert Lucero, Esq.

Development Hearing Officer

RL/rw

Tierra West, LLC – 5571 Midway Park Place NE, Albuquerque, NM 87109







PR-2022-006794_October_25_2023 - Notice of Decision

Final Audit Report

2023-10-30

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