

**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

Sawmill Bellamah Properties LLC
201 3rd Street NW, Suite 1150
Albuquerque, NM 87102

Project# PR-2022-007153
Application#
SD-2023-00179 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A, TRACT A & TRACT 238C1A2A2,
LANDS OF STEWART-WALKER/LANDS OF REI
zoned MX-H, located at 1904 BELLAMAH AVE
NW/1904 MOUNTAIN RD NW between 18TH
ST and 20TH ST containing approximately 5.3
acre(s). (J-13)**

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 to adjust boundaries between three existing tracts, creating three new tracts (Tract A-1 at 68,488 square feet in size, Tract A-2 at 89,475 square feet in size, and Tract A-3 at 76,591 square feet in size).
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.

Conditions:

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

- a. Note on the Plat stating existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.
- b. Cross lot access easement.
- c. Confirm use and related parking requirements for existing building to verify required parking is met on the new lot or through a recorded shared parking agreement.
- d. Project and application numbers must be added to the Plat.
- e. AGIS DXF File.
- f. Date of the DHO approval must be added to the Plat.
- g. Notices of Decision must be submitted for the two Zone Map Amendment approvals for the site.

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).

Sincerely,

Robert Lucero

[Robert Lucero \(Oct 27, 2023 11:52 MDT\)](#)

Robert Lucero, Esq.
Development Hearing Officer

RL/jr

Arch + Plan Land Use Consultants LLC, PO Box 25911, Albuquerque, NM 87125







PR-2022-007153_October_25_2023 - Notice of Decision

Final Audit Report

2023-10-27

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| Created: | 2023-10-26 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAADXOD6cnycXheSXoL1wbnI_G3JbpH-dgX |

"PR-2022-007153_October_25_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-10-26 - 11:06:03 PM GMT- IP address: 143.120.132.76
-  Document emailed to robert@luceroLawpc.com for signature
2023-10-26 - 11:06:35 PM GMT
-  Email viewed by robert@luceroLawpc.com
2023-10-27 - 5:39:15 PM GMT- IP address: 73.26.213.118
-  Signer robert@luceroLawpc.com entered name at signing as Robert Lucero
2023-10-27 - 5:52:05 PM GMT- IP address: 73.26.213.118
-  Document e-signed by Robert Lucero (robert@luceroLawpc.com)
Signature Date: 2023-10-27 - 5:52:07 PM GMT - Time Source: server- IP address: 73.26.213.118
-  Agreement completed.
2023-10-27 - 5:52:07 PM GMT