

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

Khalid A & Nafeesa Pashtoon  
9423 Black Farm  
Albuquerque, NM, 87114

**Project# PR-2023-008274**  
**Application#**  
**SD-2023-00151 PRELIMINARY PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 10 & 11 BLOCK 9 UNIT 3, NORTH  
ALBUQUERQUE ACRES** zoned **MX-L** located  
at **7330 CARMEL AVE** between **SAN PEDRO**  
and **LOUISIANA** containing approximately **2.0**  
acre(s). **(C-19)**

On September 13, 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 a lot line adjustment for Lots 10 and 11, Block 10 & 11, Tract 2, Unit 3, North Albuquerque Acres subdivision, creating Lot 10-A at 0.8850 acres in size and Lot 11-A at 0.8868 acres in size, and the dedication of right-of-way as depicted on the Plat.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List or proof of construction of the infrastructure improvements must be submitted prior to the acceptance of the Final Plat and placement on a DHO agenda.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

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5. The review and decision criteria for a Preliminary Plat were met per 6-6(L)(3) of the IDO.
6. Per Table 6-4-3 of the IDO, the Preliminary Plat will expire if a Final Plat is not submitted within 1-year of this DHO approval.

**Conditions:**

This Preliminary Plat approval is conditioned as follows:

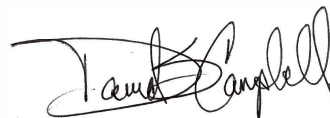
- a. Update cross section and Infrastructure List to show 6' sidewalk along Carmel.
- b. Project and application numbers must be added to the Plat & Infrastructure List.
- c. AGIS DXF file approval must be submitted.
- d. A recorded Infrastructure Improvements Agreement (IIA) –must be recorded and submitted to staff with the Final Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 5<sup>TH</sup>, 2024**. 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, J.D.  
Development Hearing Officer

DSC/rw

The Group/Ron Hensley, 300 Branding Iron, Rio Rancho, NM 87124






# PR-2023-008274 September 13th, 2023 Notice of Decision

Final Audit Report

2024-03-23

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