

**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

Kemper Commercial, LLC
11500 Avenue NE
Albuquerque, NM 87122

Project# PR-2019-003221
Application#
SD-2024-00053 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 7 & 8,**
INTERSTATE INDUSTRIAL TRACT UNIT IV
zoned **NR-LM**, located at **4015 HAWKINS ST**
NE between WASHINGTON ST NE and
JEFFERSON ST NE containing approximately
2.0482 acre(s). (D-17)

On April 10, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a replat to eliminate the interior lot line between Lots 7 and 8, Interstate Industrial Tract, Unit IV, creating Lot 7-A at 2.0314-acres in size, and grants an easement and 734-square feet of right-of-way to the City of Albuquerque as depicted on the Plat.
2. The property is zoned NR-LM (Non-Residential – Light Manufacturing). Future development must be consistent with the underlying zone district.
3. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The review and decision criteria for a Subdivision of Land-Minor were met by this project per 6-6(K)(3) of the IDO.

4. The applicant provided the required notices as outlined in the IDO Table 6-1-1.
5. All signatures from the surveyor, property owner(s), the City Surveyor, Real Property Division, the utility companies, and AMAFCA are provided on the Plat.
6. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.
7. An Infrastructure List (IL) is included in this application. An IIA-Infrastructure Improvements Agreement with financial guarantee based on the approved IL will be required prior to final sign-off of the Plat.

CONDITIONS

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

- a. The Application number must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. DXF approval from AGIS must be provided.
- d. Recorded IIA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 26TH, 2024**. 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(U) 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).

Official Notice of Decision

Project # PR-2019-003221 Application# SD-2024-00053

Page 3 of 3

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly legible.

David S. Campbell, J.D

Development Hearing Officer

DSC/mi/jr

CSI – CARTESIAN SURVEYS, INC. PO Box 44414, Rio Rancho, NM 87124






PR-2019-003221 April 10, 2024 Notice of Decision

Final Audit Report

2024-04-15

| | |
|-----------------|--|
| Created: | 2024-04-15 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAFqtToZASrmtv5G3XJHCZfmm95X3rvImB |

"PR-2019-003221 April 10, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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-  Document emailed to David S. Campbell (david@davidscampbell.com) for signature
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