

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

Holly Partners, LLC  
904 Copperhead Ct. NE  
Albuquerque, NM 87113

**Project# PR-2020-003443**  
**Application#**  
**SD-2024-00017 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 5 & 6, UNSER MCMAHON CENTER**  
zoned **MX-M**, located on **UNSER BLVD NW**  
**between MCMAHON BLVD NW and**  
**BANDELIER DR NW** containing  
approximately **1.903** acre(s). **(A-11)**

On February 7, 2024, 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 replat proposed on the subject site in the Unser & McMahan Center to reconfigure two lots by a lot line adjustment between Lots 5 and 6 of the Unser and MacMahon Center subdivision.
2. 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. This request complies with this criteria.
3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
4. 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. The applicant shall provide the City a digital copy of the recorded plat.

### Conditions

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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 Plat.
- c. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 26<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/jr/ha

Fierro & Company, 3201 4th St. NW, Ste. C, Albuquerque, NM 87107






# PR-2020-003443 February 7, 2024 Notice of Decision

Final Audit Report

2024-02-10

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