

**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**

Donahue Family Trust  
452 Live Oak Rd. NE  
Albuquerque, NM 87122

**Project# PR-2021-005296**  
**Application#**  
**SD-2024-00016 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACTS S-A-1 AND 2-A-2, MUELLER  
INDUSTRIAL SUBDIVISION** zoned **NR-GM**,  
located at **600 CANDELARIA RD NE between  
EDITH RD and I-25** containing approximately  
**5.2438** acre(s). **(H-15**

On February 28, 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 is a request for a replat of two existing tracts in the Mueller Industrial Subdivision to adjust a boundary between the tracts, creating Tract 2-A-1-A at 3.0311 acres in size, and Tract 2-A-2-A at 2.2127 acres in size.
2. A DHO Determination from the requirement for a 5-6-foot wide landscape/buffer zone between the curb and sidewalk along Candelaria Road NE was approved. The Determination was justified per Section 6-6(P)(3) of the IDO, as the frontage along the subject property features a 6-foot sidewalk that was constructed in 2015 (according to the Applicant), and there are permanent fencing with block columns along the sidewalk to Candelaria. Additionally, there is existing landscaping on the south side of the fence within the subject property that would be difficult and costly to relocate.
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. This request complies with this criteria.

4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. 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 Project and Application numbers must be added to the plat before final sign-off.
- b. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- c. Add the date of the DHO approval to the Plat.
- d. Add the Determination detail to the plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 15<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).

Official Notice of Decision

Project # PR-2021-005296 Applications# SD-2024-00016

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Sincerely,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with a large initial "D" and "C".

David S. Campbell, J.D.

Development Hearing Officer

DSC/rw

SBS Construction and Engineering, LLC, 7631 William Moyers Ave. NE, Albuquerque, NM 87122

# PR-2021-005296 February 28th, 2024 Notice of Decision

Final Audit Report

2024-03-02

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