

**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

Simeon Guzman
13309 Pino Ridge Place NE
Albuquerque, NM 87111

Project# PR-2023-008786
Application#
SD-2024-00035 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT 13 UNIT 1, MOUNTAIN HIGHLANDS AT
HIGH DESERT zoned R-1D, located at 13309
PINO RIDGE PLACE NE between PINO POND
CT NE and CHERRY SAGE NE containing
approximately 0.8432 acre(s). (E-23)**

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 to adjust and reconfigure the platted building envelope area on the subject property at 13309 Pino Ridge in the High Desert subdivision.
2. DHO Determinations from the requirements for a 5-foot wide sidewalk and 4-6-foot wide landscape/buffer zone between the curb and sidewalk along Pine Ridge Place NE and Cherry Sage NE were approved. The Determinations were justified per Section 6-6(P)(3) of the IDO, as the overall neighborhood does not have sidewalks and the subject property has a 20-foot private landscaping easement within the property boundary that serves as a buffer from the street to the residential development that is consistent throughout the neighborhood.
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 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.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

Conditions:

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 15TH, 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(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 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-2023-008786 Applications# SD-2024-00035

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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 distinguishable.

David S. Campbell, J.D.

Development Hearing Officer

DSC/rw

JAG Planning & Zoning, P.O. Box 7857, Albuquerque, NM 87194






PR-2023-008786 February 28th, 2024 Notice of Decision

Final Audit Report

2024-03-02

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