

**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

Charles F. Brewer
2701 Candelaria Rd. NE,
Albuquerque, NM 87104

Project# PR-2023-009411
Application#
SD-2024-00018 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT B1A BLOCK 4, SUNDT'S INDUSTRIAL
AREA SUBDIVISION zoned NR-LM, located at
501 CANDELARIA RD NE between 2ND ST
NE and HIGH ST NE containing
approximately 2.951 acre(s). (G-15)**

On February 7th, 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 subdivide one tract into two tracts (Tract B-1-A-1 at 1.7783-acres in size and Tract B-1-A-2 at 1.1732-acres in size), along with a DHO Determination for sidewalk and landscape buffer requirements.
2. The subject site is located in Near North Valley Community Planning area. This lot is zoned NR-LM, and is not located within any Overlay Zones. The subject property and all adjacent properties are within City Development Area of Consistency.
3. 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. A DHO Determination to allow the existing 5-foot sidewalk was approved, accompanied by the DHO Determination to allow the existing 2-foot landscape buffer. Both were justified per 6-6(P)(3) of the IDO and included in the submittal.

5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
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.

Conditions:

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

- a. The Cross lot drainage and maintenance note must be added to the Plat.
- b. The granting of the cross-access easement must be confirmed on the Plat.
- c. Prior to recording of the Plat, either individual sewer lines must be verified, or a combination sewer line easement will be granted with the Plat.
- d. The date of the DHO approval shall be recorded on the Plat.
- e. The project and application numbers must be added 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 **FEBRUARY 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(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-2023-009411 Applications# SD-2024-00018

Page 3 of 3

Sincerely,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Feb 12, 2024 14:41 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/rw

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







PR-2023-009411 February 7th, 2024 Notice of Decision

Final Audit Report

2024-02-12

Created:	2024-02-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0N_hNP3e3pBfJEnn9sx1ZbEj0dCCqNO

"PR-2023-009411 February 7th, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-02-12 - 6:05:28 PM GMT- IP address: 143.120.132.76
-  Document emailed to Ronald R. Bohannon (7868rrb@gmail.com) for signature
2024-02-12 - 6:05:31 PM GMT
-  Email viewed by Ronald R. Bohannon (7868rrb@gmail.com)
2024-02-12 - 9:40:19 PM GMT- IP address: 50.193.232.49
-  Signer Ronald R. Bohannon (7868rrb@gmail.com) entered name at signing as Ronald R. Bohannon,P.E.
2024-02-12 - 9:41:02 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon,P.E. (7868rrb@gmail.com)
Signature Date: 2024-02-12 - 9:41:04 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2024-02-12 - 9:41:04 PM GMT