

**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

Pearl Y. Sandoval
1341 Arroyo Hondo Street SW
Albuquerque, NM 87121

Project# PR-2023-009475
Application#
SD-2024-00014 MINOR PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 49 & 50, BLOCK 2, TOWNER ADDITION
zoned **R-1A, TOWNER ADDITION**, located at
709 TOWNER AVE NW between 6TH ST NW
and 9TH ST NW containing approximately
0.1673 acre(s). (H-14)

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 is a request to consolidate two existing lots (Lots 49 and 50, Block 2 of Towner Addition) into one (Lot 49-A). The property is vacant except for a shed in the rear of Lot 49, located at 709 Towner Avenue NW.
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 lot consolidation reduces the non-conformity (existing lot lines through the building). Per 5-4(C)(1)(b) nonconforming lots may be replatted without requiring a Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.

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

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

- a. 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.
- b. The project and application numbers must be added to the Plat.
- c. Application number must to be added to the Infrastructure List.
- d. The date of the DHO approval shall be recorded on the Plat.
- e. 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 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.

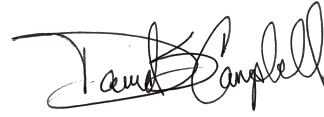
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion 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-2023-009475 Applications# SD-2024-00014

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 distinguishable.

David S. Campbell, J.D.

Development Hearing Officer

DSC/jr/ha

CSI – Cartesian Surveys, Inc. P.O. BOX 44414, Rio Rancho, NM 87174





PR-2023-009475 February 7, 2024 Notice of Decision

Final Audit Report

2024-02-10

Created:	2024-02-09
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAw8ULFYQdzD57K4IVvkNIRjzPpBWBgmBc

"PR-2023-009475 February 7, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-02-09 - 9:42:07 PM GMT- IP address: 198.206.237.4
-  Document emailed to David S. Campbell (david@davidscampbell.com) for signature
2024-02-09 - 9:42:11 PM GMT
-  Email viewed by David S. Campbell (david@davidscampbell.com)
2024-02-10 - 5:48:51 PM GMT- IP address: 73.98.14.124
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2024-02-10 - 5:50:28 PM GMT - Time Source: server- IP address: 73.98.14.124
-  Agreement completed.
2024-02-10 - 5:50:28 PM GMT