

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

Jamie & Agnes Perez, C/O GHI, Inc.
1911 Richmond Dr., NE
Albuquerque, NM 87106

Project# PR-2023-009609
Application#
SD-2024-00025 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT 14-A & 15-A, BLOCK 8 HIGHLAND PLACE
ADDITION** zoned **R-1A**, located at **706 & 708
SANTA FE SE** containing approximately
0.2288 acre(s). **(K-14)**

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 lot line adjustment to move the existing lot line between Lots 14 and 15 in the Highland Place subdivision, creating Lots 14-A and 15-A at 0.0962 and 0.1324-acres in size respectively.
2. The property is zoned R-1A (Residential – Single-Family Zone District). Future development must be consistent with the underlying zone district.
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

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

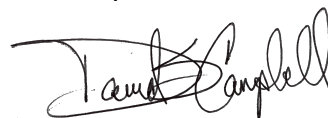
- a. A copy of the AGIS-approved DXF file must be submitted.
- b. Add the date of the DHO approval to the Plat.

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).

Sincerely,



David S. Campbell, J.D.
Development Hearing Officer

DSC/jr

Adella Gallegos, AG Services, 5509 Kachina Street, NW, Albuquerque, NM 87120






PR-2023-009609 February 28th, 2024 Notice of Decision

Final Audit Report

2024-03-05

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