

**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

Consensus Planning, Inc./City of ABQ
302 8th St. NW
Albuquerque, NM 87102

Project# PR-2022-007327
Application#
SD-2024-00005 – FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT A-1-A, A-1-B-1, A-1-B-2, & A-A-B-3-A, ACME ACRES zoned MX-H; NR-C, located at 4100 CUTLER AVE NE and CARLISLE BLVD NE and MORNINGSIDE DR NE containing approximately 6.4764 acre(s). (H-16, H-17)

On January 10, 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 Final Plat adjusts the boundaries of four (4) existing tracts to dedicate additional right of way to Cutler Avenue NE, and grants and vacates easements as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2022-007327 / SD-2022-00188) was approved by the Development Review Board (DRB) on December 14th, 2022.
3. The Final Plat is consistent with the approved Major Preliminary Plat (SD-2022-00188).
4. The review and decision criteria for a Final Plat were met per 6-6(L)(3) of the IDO.
5. The property is zoned MX-H and NR-C. Future development must be consistent with the underlying zone district, IDO/DPM requirements, and any governing/controlling Site Plans.

6. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
7. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

Conditions

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

- a. Application number must be added to the Plat.
- b. The DXF file approval from the AGIS division must be submitted
- c. The DHO approval date 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 **JANUARY 29TH, 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,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Jan 15, 2024 16:46 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer







PR-2022-007327_January_10_2024 - Notice of Decision

Final Audit Report

2024-01-15

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