

**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

Tiryaki and Martha Ahmet
1815 Cagua Pl. NE,
Albuquerque, NM 87110

Project# PR-2023-009380
Application#
SD-2024-00010 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 1 THRU 7, BLOCK 3, PANORAMA
ADDITION zoned MX-M, located at SW
CORNER OF SAN JACINTO AVE AND
GEORGENE DR NE between COPPER AVE NE
and CONEJO RD NE containing
approximately 0.4824 acre(s). (K-22)**

On January 24, 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 create one new lot from 7 existing lots, and dedicate additional right-of-way at the northeastern and southeastern corners of the proposed lot.
2. The subject site is located in North Albuquerque Community Planning area. This lot is zoned MX-M, 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. Per 5-4(L)(2), public rights-of-way for public infrastructure was dedicated, in accordance with the minimum standards and requirements set forth in the DPM.

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:

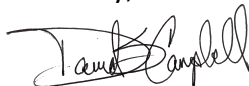
- a. The Application numbers must be added to the Plat and Infrastructure List (IL) prior to final sign-off.
- b. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off.
- c. The date of the DHO approval shall be added on the Plat.
- d. A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off.
- e. A landscape buffer must be installed either in front of or behind the sidewalk.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 9TH, 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/rw

CSI – Cartesian Surveys, Inc, P.O. Box 44414, Rio Ranch, NM 87174






PUBLIC WORKS DEPARTMENT - WATER UTILITY DIVISION

Final Audit Report

2024-01-30

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