

**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

Mary Ellen Gonzales
521 Niagra Rd. NE
Albuquerque, NM 87113

Project# PR-2021-005714
Application#
SD-2024-00165 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:
LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE
ADDITION zoned NR-LM, located at 4000 2nd ST
NW between HEADINGLY AVE and MESCALERO
RD containing approximately 2.0711 acre(s).
(G-14)

On July 31, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to consolidate 8 existing lots into a single lot (Lot 1-A, Monkbridge Addition) a total of 2.0711-acres in size.
2. The subject property is located within the NR-LM Zone District, and is located within the Railroad and Spur Small Area. Per 6-6(l)(1)(c)(5) of the IDO, any application for development in the Railroad and Spur Small Area requiring a Cumulative Impact Analysis requires a Site Plan – EPC approval.
3. Per written determination from the Zoning Enforcement Officer (ZEO) to the agent for the application on November 20th, 2023 (the written determination from the ZEO is on file), a Site Plan – EPC is not required strictly for a replat provided that the Applicant provide a signed statement from the property owner explaining that only a replat is being pursued at this time. The Applicant has provided a signed statement to address the ZEO's response, which is also on file.
4. No further development requiring a Cumulative Impact Analysis may occur until a prior-approved EPC Plan for development has been obtained.

5. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are provided on the Plat. Final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.
6. All public notice requirements of IDO section 6, Table 6-1-1 have been completed prior to formal platting submittal (Email and Web Posting notices).
7. The Sidewalk Exhibit depicts a new 5-foot-wide sidewalk along with a 4-5-foot-wide landscape buffer along Headingly Ave. NW as well as a new 6-foot-wide sidewalk along with a 5-6-foot-wide landscape buffer along 2nd Street NW, meeting IDO and DPM requirements; these infrastructure improvements are required to be placed on an Infrastructure List (IL) and financially-guaranteed (see conditions below).
8. Per 6-6(K)(3) of the IDO, 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 these criteria.
9. Per IDO 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:

Water Authority conditions of approval:

- a. Please add the following note to the Plat:

"Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."

Transportation conditions of approval:

- b. New sidewalks must be placed on an infrastructure list and financially guaranteed.

Planning conditions of approval:

- c. Recorded Infrastructure Improvements Agreement (IIA) and approved Financial Guaranty based on the Infrastructure List must be submitted.

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- d. AGIS-approved DXF file must be submitted.
- e. Application number must be added to the Plat.
- f. Date of DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 16TH, 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,



[Brennon Williams \(Aug 2, 2024 18:29 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jr

ARCH+PLAN Land Use Consultants LLC, PO Box 25911, Albuquerque, NM 87125







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Final Audit Report

2024-08-03

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