

**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

Richard Mendez
10100 Central Ave SW,
Albuquerque, NM, 87121

Project# PR-2024-009768
Application#
SD-2024-00117 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 3 AND 4, BLOCK 1, LANDS OF ATRISCO
GRANT** zoned **NR-LM**, located at **10100
CENTRAL AVE SW between CENTRAL AVE
SW and 98TH ST SW** containing
approximately **8.8687** acre(s). (**L-08, L-09**)

On July 17, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a platting application to consolidate two existing tracts (Lots 3 and 4, Block 1, Lands of Atrisco Grant) into a single lot (Lot 3-A at approximately 8.87-acres in size).
2. On February 15, 2024, the Environmental Planning Commission (EPC) approved a Zone Map Amendment rezoning the subject property from NR-C (Non-Residential – Commercial Zone District) to NR-LM (Non-Residential – Light Manufacturing Zone District) per PR-2024-009768 / RZ-2024-00003. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. An Archaeological Certificate of No Effect has been provided in the application package.
4. Per Table 6-1-1 of the IDO, public notice and pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.
5. Signatures from the utility companies, City Surveyor, Surveyor, and AMAFCA are provided on the Plat.

6. Per 6-6(K)(3) of the IDO, 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. The application meets these criteria once all conditions of approval are met (identified below).

Conditions of Approval

- a. A recorded IIA based on the Infrastructure List approved with the associated Site Plan DFT application needs to be submitted before the final sign-off of the Plat.
- b. The date of the DHO approval must be noted on the Plat.
- c. The application number must be added to the Plat.
- d. The DXF File must be approved by AGIS office.
- e. A diagram that dimensions sidewalks and buffers in relation to the property line and right-of-way along Central must be submitted.
- f. Add the following note to the Plat cover sheet:

“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.”

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **AUGUST 2ND, 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.

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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

Brennon Williams (Jul 18, 2024 18:05 MDT)

Brennon Williams

Development Hearing Officer

BW/ha/jw/jr

Bohanan Huston, Inc. 7500 Jefferson St. NE, Albuquerque, NM 87109







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Final Audit Report

2024-07-19

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