

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

Rio Grande Food Project  
P.O. Box 7174  
Albuquerque, NM 87174

**Project# PR-2024-010457**  
**Application#**  
**SD-2024-00103 – PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT C, BLOCK J, NORTHERN HEIGHTS**  
zoned **R-1B**, located at **600 COORS BLVD**  
**NW between DAYTONA RD NW and**  
**FORTUNA RD NW** containing  
approximately **2.4077** acre(s). **(J-11)**

On June 26, 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 subdivide an existing lot and a portion of a vacated alley into two lots (Lot C-1, Block J, Northern Heights at 1.183-acres in size, and Lot C-2 at 1.2881-acres in size), grants easements as depicted on the Plat, and dedicates 54 square feet of right-of-way to the City of Albuquerque.
2. The subject property is zoned R-1B (Residential – Single-Family Zone District). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
4. Signatures from the property owner(s), utility companies, City Surveyor, Surveyor, AMAFCA are provided on the Plat.

5. 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

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- a. The date of the DHO approval must be recorded on the Final Plat.
- b. Prior to final sign-off of the Plat, the AGIS office must approve the DXF file and proof of approval must be provided.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 15<sup>TH</sup>, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto: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](mailto: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,



[Robert L. Lucero, Jr. \(Jun 28, 2024 17:29 MDT\)](#)

Robert L. Lucero, Jr.  
Development Hearing Officer

RLL/jr







# PR-2024-010057\_June\_26\_2024\_Notice\_of\_De cision

Final Audit Report

2024-06-28

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