

**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**

City of Albuquerque, PRD Strategic Planning  
And Design, Christina M Sandoval, CIP  
Manager  
PRD Strategic Planning and Design, 600 2nd  
Street NW  
Albuquerque, NM 87102

**Project# PR-2021-006147**

**Application#**

**SD-2024-00044** MINOR PRELIMINARY/FINAL  
PLAT

### **LEGAL DESCRIPTION:**

For all or a portion of:

**X** zoned **NR-PO-A**, located at **6<sup>TH</sup> ST NW**  
**between MOUNTAIN RD NW and SUMMER**  
**AVE NW** containing approximately **4.99465**  
acre(s). **(J-14)**

On March 13, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced applications and approved the requests, based on the following Findings:

1. This is a request to consolidate 17 lots, a former vacated alley, 1 tract Municipal Addition No. 11 (Existing Wells Park site), and the vacated right-of-way of Rosemont Avenue to create a single approximately 4.99 acre tract (Tract A). The City of Albuquerque has purchased 18 lots and the vacated alley, and removed all buildings and structures from these lots. All utilities that served these lots are removed as well. From the 18 lots to the north of the existing Wells Park, all existing paving and curb and gutter have been demolished and removed, and all public water and sewer lines have been removed.
2. The 18 lots to the north of the existing Wells Park site were previously zoned R-1A. A zone change was approved by the EPC on July 21, 2022, and the zoning of the noted lots was changed to NR-PO-A (Non-residential – Park and Open Space - City-Owned or Managed Parks) per PR-2022-007163/ RZ-2022-00037. On March 22, 2023, The DHO approved the vacation of the entire width of Rosemont Ave. NE between 6th street NW and 5th St. NW, as well as the

entire width of the alleyway between Summer Ave NW and Rosemont Ave NW per PR-2021-006147/ SD-2023-00046.

3. Per 6-6(K)(3) 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 review and decision criteria for a Subdivision of Land-Minor were met by this project per 6-6(K)(3) of the IDO.
4. All signatures from the surveyor, property owner(s), the City Surveyor, Real Property Division, the utility companies, and AMAFCA are provided on the Plat.
5. An Infrastructure List was included with the application, and has been signed by the Director of the Parks and Recreation Department.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. 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. Per ABCWUA, the infrastructure items must be completed prior to final sign-off of the Plat.
- b. Application and Project numbers must be added to the Plat and the Infrastructure List.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. 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 **MARCH 29<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.

Official Notice of Decision

Project # PR-2021-006147 Applications# SD-2024-00044

Page 3 of 3

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](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,

*Ronald R. Bohannon, P.E.*

[Ronald R. Bohannon, P.E. \(Mar 18, 2024 17:26 MDT\)](#)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/ha

WHPacific, Inc., 6501 Americas Parkway NE, Suite 400, Albuquerque, NM 87110







# PR-2021-006147 March 13, 2024 Notice of Decision

Final Audit Report

2024-03-18

Created:	2024-03-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMDtVRQY67x3bYhwkjQxOfE9YXIFsv2dQ

## "PR-2021-006147 March 13, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2024-03-17 - 8:29:04 PM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature  
2024-03-17 - 8:29:07 PM GMT
-  Email viewed by 7868rrb@gmail.com  
2024-03-18 - 11:26:07 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.  
2024-03-18 - 11:26:39 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)  
Signature Date: 2024-03-18 - 11:26:41 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.  
2024-03-18 - 11:26:41 PM GMT