

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

Enrico Quintana & Michelle Gallegos
8035 Kibo Dr NW
Albuquerque, NM 87120

Project# PR-2023-008608
Application#
SD-2024-00052 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

for all or a portion of: **LOT 12, BLOCK 7
UNIT 5, VOLCANO CLIFFS SUBDIVISION**
zoned **R-1D**, located at **8035 KIBO DR NW**
between RIMROCK DR SW and SHIPROCK
CT NW containing approximately **0.2697**
acre(s). **(E-10)**

On March 27th, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a replat to formalize the vacation of a disused Public Utility Easement (PUE) on Lot 12, Block 7, Volcano Cliffs sub-division, Unit 5; the DHO approved the Vacation of the disused PUE on August 9th, 2024 per PR-2023-008608 / SD-2023-00144.
2. The property is zoned R-1D (Residential - Single-family Zone District). Future development must be consistent with the underlying zone district.
3. A DHO Determination from a 5-foot sidewalk along Kibo Drive NW was approved permitting the existing sidewalk along the north side of the subject property to remain as-is at its existing 4-foot width. The Determination was justified per 6-6(P)(3) of the IDO, as the public welfare does not require the prescribed 5-foot sidewalk width since the street dead-ends at the terminus of a cul-de-sac, and the subject property abuts against the Petroglyph National Monument and the Monument does not allow access from the dead-ending public right-of-way of Kibo Drive NW.

Official Notice of Decision

Project # PR-2023-008608 Application# SD-2024-00052

Page 2 of 2

4. 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.
5. All signatures from the surveyor, property owner(s), the City Surveyor, Real Property Division, the utility companies, and AMAFCA are provided on the Plat.
6. The applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 12TH, 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,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Apr 2, 2024 08:20 MDT)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/jb

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







PR-2023-008608 March 27th, 2024 Notice of Decision

Final Audit Report

2024-04-02

Created:	2024-04-01
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAawPzbin0eFmz89almFCxDQxf6WSf8AI2u

"PR-2023-008608 March 27th, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-04-01 - 8:15:16 PM GMT- IP address: 143.120.132.76
-  Document emailed to 7868rrb@gmail.com for signature
2024-04-01 - 8:15:20 PM GMT
-  Email viewed by 7868rrb@gmail.com
2024-04-02 - 2:20:06 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.
2024-04-02 - 2:20:25 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)
Signature Date: 2024-04-02 - 2:20:27 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2024-04-02 - 2:20:27 PM GMT