

**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**

Azeez Hindi  
9108 Bellehaven Ave NE  
Albuquerque, NM 87112-3817

**Project# PR-2023-008609**  
**Application#**  
**SD-2024-00057 MINOR PRELIMINARY/FINAL  
PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOT T10N R4E SEC 22, zoned MX-M, located  
at 12825 SKYLINE RD NE between JUAN  
TABO/FIGUERO and I-40 TRAIL (south of I-  
40) containing approximately 1.556 acre(s).  
(L-22)**

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

1. This is a request for a replat for a lot line adjustment to dedicate right of way for the completion of a Parks and Recreation trail project. The subject property has an existing development that is not affected by the replat. The Parks and Recreation Department is coordinating with the property owner at 12825 Skyline Rd NE (Parcel 3-A, Mankin, Inc. subdivision).
2. 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. This lot consolidation reduces the non-conformity (existing lot lines through the building). Per 5-4(C)(1)(b) nonconforming lots may be replatted without requiring a Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.

3. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
4. 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. The applicant shall provide the City a digital copy of the recorded plat.

### Conditions

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Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. Spot the well collector line running along the south property boundary of the subject platted area and identify any existing easements or grant one as necessary.
- b. An exhibit is to be provided showing the survey location and any existing or proposed easements that house the waterline mentioned at the hearing.
- c. The Infrastructure List (IL) must be signed by the Parks and Recreation Director.
- d. The project and application numbers must be added to the Plat and IL.
- e. The date of the DHO approval shall be recorded on the Plat.
- f. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning.

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

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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,

*Ronald R. Bohannon, P.E.*

Ronald R. Bohannon, P.E. (Apr 1, 2024 12:40 MDT)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/rw

Rio Grande Surveying, CABQ Parks & Rec. Dept., 1801 N. 4<sup>th</sup> St, Albuquerque, NM 87102







# PR-2023-008609 March 27th, 2024 Notice of Decision

Final Audit Report

2024-04-01

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