

**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**

ABB Installations  
6625 Bluewater Rd NW  
Albuquerque, NM 87120

**Project# PR-2023-009209  
AKA PR-2023-009388  
Application#  
SD-2024-00042 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT A UNIT 1, ATRISCO BUSINESS PARK**  
zoned **NR-BP**, located at **6625 BLUEWATER**  
**RD between COORS BLVD and UNSER BLVD**  
containing approximately **39.7775** acre(s).  
**(J-10, K-10)**

On March 13, 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 to dedicate Right of Way and establish easements for on-site and off-site infrastructure; an Infrastructure List is attached to the separate Site plan application on the site, PR-2023-009209 / SI-2024-00158.
2. The property is zoned NR-BP (Non-Residential – Business Park Zone District). Future development must be consistent with the underlying zone district.
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. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. 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. A copy of the recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List for the Site Plan for PR-2023-009209 / SI-2024-00158 must be submitted before final sign-off of the Plat.
- b. The Project and Application numbers must be added to the Plat.
- c. The AGIS DXF file approval must be submitted before final sign-off.
- d. The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO Prior to final sign-off of the Plat

**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.

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).

Official Notice of Decision

Project # PR-2023-009209 AKA PR-2023-009388 Application# SD-2024-00042

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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/rw

Kimley-Horn & Associates, 6200 S. Syracuse Way, Ste. 300, Greenwood Village, CO 80111







# PR-2023-009209 AKA PR-2023-009388 March 13th, 2024 Notice of Decision

Final Audit Report

2024-03-18

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