

**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

Roy & Emma Luna
2733 Candelaria Rd NW
Albuquerque, NM 87107

Project# PR-2023-008197
Application#
SD-2024-00095 AMENDMENT TO
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

LOT 90-A-1 and LOT 90-B-1, UNIT 3,
ALVARADO GARDENS zoned R-A, located
at 2733 CANDELARIA RD NW between
CANDELARIA RD NW and TRELIS DR NW
containing approximately **0.5806** acre(s).
(G-12)

On May 22, 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 minor amendment to the Preliminary/Final Plat approved by the DHO on April 24th, 2024 per PR-2023-008197 / SD-2024-00070 to depict the revise the legal names of the lots on the Plat from 90-A and 90-B to 90-A-1 and 90-B-1 respectively. The DHO approved a lot line adjustment between lots 90-A and 90-B, unit 3 on April 24th 2024, but the lot numbers were not updated to reflect that they are new lots, thus a minor amendment to the plat was needed.
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are provided on the Plat. Final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.

4. Per IDO 6-6(K)(2)(l), 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:

Planning conditions of approval:

- a. The correct project number and application number must be added to the Plat (PR-2023-008197) and (SD-2024-00095).
- b. The Plat's title block must be updated to reflect the change of legal names from 90-A and 90-B to 90-A-1 and 90-B-1.
- c. Date of the DHO approval must be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- d. The sidewalk determination previously approved allowing the sidewalk to remain at its existing width between 3.8' – 4' must be noted on the Plat.
- e. 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 **JUNE 7TH, 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).

Official Notice of Decision

Project # PR-2023-008197 Application# SD-2024-00095

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Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (May 28, 2024 12:15 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RL/jb

Danny Martinez Land Development Planning, 7009 Marilyn Ave. NE, Albuquerque, NM 87109







PR-2023-008197 May 22nd, 2024 Notice of Decision

Final Audit Report

2024-05-28

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