

**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**

Albuquerque Housing Authority  
1840 University Blvd SE  
Albuquerque, NM 87106

**Project# PR-2023-009260 AKA  
PR-2021-006156  
Application#  
SD-2024-00160 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOTS 1 THRU 15 & LOTS 17 THRU 32,  
PATLILLY SUBDIVISION zoned R-ML  
located at 60th ST NW between CENTRAL  
AVE and AVALON RD NW containing  
approximately 7.0 acre(s). (K-11)**

On November 13<sup>th</sup>, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to consolidate 54 Lots Into 2 Lots, incorporate vacated right-of-way into the subject property (see Finding #5), and grant easements as depicted on the Plat.
2. **The** subject property is zoned R-ML (Multi-family Low Density Zone District). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. On February 5<sup>th</sup>, 2024, the City of Albuquerque City Council approved the vacation of 33,924 square feet and the entire width of Knotts Landing Court NW (platted public right-of-way) for use as a future private driveway to access new housing units and a community building per PR-2023-009260 / SD-2023-00211.
6. 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 request complies with this criteria.
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.

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## **CONDITIONS**

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

- a. An easement must be confirmed to exist or a new easement is to be granted to provide access to the public water and public sanitary sewer infrastructure for existing Lot B-2-A.
- b. AGIS DXF file and proof of approval must be provided.
- c. The application number must be added to the Plat.
- d. Add application and project numbers to a more prominent spot on the plat sheets above the signature boxes.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 2<sup>ND</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,

*Robert Lucero*

[Robert Lucero \(Nov 18, 2024 08:29 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

JAG Planning and Zoning, P.O. box 7857, Albuquerque, NM 87194






# PR-2023-009260 AKA PR-2021-006156 November 13th, 2024 Notice of Decision

Final Audit Report

2024-11-18

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