

**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

Richard Sedillo
1924 and 1926 Leon Court NW
Albuquerque, NM 87107

Project# PR-2024-010039
Application#
SD-2024-00153 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 6-A AND 6-B, LUKE SUBDIVISION
zoned **R-A**, located at **1924 LEON COURT**
NW between CHEROKEE RD NW and
CALLE LOS VECINOS containing
approximately **0.3980** acre(s). **(F-13)**

On October 30, 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 adjust the property line between two lots to create two new lots in the Luke Subdivision (Lot 6-A-1, Block C at 0.2545-acres in size, and Lot 6-B-1, Block C at 0.1435-acres in size).
2. The subject property is zoned R-A (Rural and Agricultural Zone District). Future development must be consistent with all relevant standards.
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. 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 these criteria.
6. Per 6-6(K)(2)(I), the applicant shall record the 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.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **NOVEMBER 18TH, 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,



[Brennon Williams \(Nov 1, 2024 15:30 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jr







PR-2024-010039 October 30th, 2024 Notice of Decision

Final Audit Report

2024-11-01

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