

**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

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Project# PR-2024-010784
Application#
SD-2024-00154 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**Tract A-1, Block 11, La Mesa No. 2 zoned
MX-M, located at 7200 CENTRAL AVE SE
between ALCAZAR ST SE and SAN PABLO ST
SE containing approximately 0.9494 acre(s).
(K-19)**

On October 30, 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 for a replat to dedicate additional right-of-way to the City of Albuquerque, and grant an easement for a public water vault.
2. The subject property is zoned MX-M (Mixed-Use Moderate Intensity 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. A Site Plan Administrative DFT featuring multi-family and commercial development on the subject property for this request was approved administratively by Development Facilitation Team (DFT) staff on September 24, 2024 per PR-2024-010784 / SI-2024-01164.
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 these criteria.
7. 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.

CONDITIONS

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

- a. The Project and Application numbers must be added to the Plat.
- b. A copy of the AGIS-approved DXF file must be submitted.
- c. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the 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).

Official Notice of Decision

Project # PR-2024-010784 Application# SD-2024-00154

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Sincerely,

Brennon Williams

[Brennon Williams \(Nov 4, 2024 16:09 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

CSI-Cartesian Surveys, Inc., P.O.Box 44414, Albuquerque, NM 87174







PR-2024-010784_October_30_2024_Notice_of_DHO

Final Audit Report

2024-11-04

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