

**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

Annette Gallegos &
John N. Gallagos Jr.
P.O. Box 70004
Albuquerque, NM 87197

Project# PR-2024-010421
Application#
SD-2025-00002 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 29-B and 30-A, MRGCD MAP NO. 34
zoned **R-A**, located at **2203 CANDELARIA RD**
NW between DON ISIDRO LN NW and
MANCHESTER DR NW containing
approximately **.02726** acre(s). (**G-13**)

On January 8, 2025, 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 consolidation of two existing tracts; (29-B) and (30-A), into one tract (29-B-1) at .2726-acres in size.
2. The subject property is zoned R-A (Residential-Rural and Agricultural 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. This request complies with these criteria.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
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.
7. An Infrastructure List (IL) is included in this application. A recorded IIA-Infrastructure Improvements Agreement with financial guarantee based on the approved IL will be required prior to final sign-off of the Plat or proof of completion of the infrastructure listed in the IL per DRC must be provided in lieu of a recorded IIA.

CONDITIONS

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

- a. The application number must be added to the Plat.
- b. The AGIS office must approve the DXF file and proof of approval must be provided.
- c. The date of the DHO approval must 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 **JANUARY 24TH, 2025**. 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-2024-010421 Application# SD-2025-00002

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Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Jan 14, 2025 20:57 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/am/jr

CSI – Cartesian Surveys, Inc, / Ryan J. Mulhall, P.O. Box 70004, Rio Rancho, NM 87174







PR-2024-010421 January 8, 2025 Notice of Decision

Final Audit Report

2025-01-15

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