

**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

Limerick LLC,
3604 Amber Dr NW,
Albuquerque, NM 87107

Project# PR-2019-003158
Application#
SD-2024-00003 MINOR PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT B BLOCK 19 UNIT 3, NORTH
ALBUQUERQUE ACRES, TRACT 3** zoned
MX-L, located at **8130 VENTURA ST NE**
between HOLLY AVE and PASEO DEL NORTE
containing approximately **0.623** acre(s).
(C-20)

On January 10, 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 to subdivide an existing tract into two new tracts and dedicate right-of-way to the City of Albuquerque along Ventura Street and Holly Avenue. Proposed tracts will be as follows: Tract B-1 at 0.5598 acres and Tract B-2 at 0.03362 acres, with Tract B-2 being dedicated as street right-of-way. There will also be an additional 0.0378 acres of street right-of-way dedicated along Ventura Street to Holly Avenue.
2. The subject site is located in North Albuquerque Community Planning area. This lot is zoned MX-L, and is not located within any Overlay Zones. The subject property and all adjacent properties are within City Development Area of Consistency.
3. The review and decision criteria for a Subdivision of Land-Minor were met by this project per 6-6(K)(3) of the IDO.

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4. Per 5-4(L)(2), public rights-of-way for public infrastructure was dedicated, in accordance with the minimum standards and requirements set forth in the DPM.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
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.

Conditions

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

- a. Application and project numbers must be added to the Plat.
- b. 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 **JANUARY 29TH, 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,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Jan 15, 2024 16:44 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/ha

ARCH+PLAN land Use Consultants LLC, P.O. BOX 25911, Albuquerque, NM 87125







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Final Audit Report

2024-01-15

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