

**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

Thomas M. Salas and
Theresa M. Salas Trust UTA
1307 Crescent Dr. NW
Albuquerque, NM 87105

Project# PR-2021-005692
Application#
SD-2023-00020 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 21, 22, AND 24-A, BLOCK 24, BUENA
VENTURA** zoned **MX-L**, located at **301
EUBANK BLVD NE** containing
approximately **0.6498** acre(s). **(K-20)**

On January 25, 2023, 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 request is to consolidate three existing lots (Lots 21, 22, and 24-A, Block 24 of Buena Ventura) into one lot (Lot 24-A-1) at 0.6498 acres in size.
2. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was included with the Preliminary/Final Plat application submittal. A recorded Infrastructure Improvements Agreement (IIA) based on the DFT-signed and approved Infrastructure List must be submitted prior to final sign-off of the Plat by DFT staff.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

- a. The DXF file approval email from AGIS must be submitted.
- b. The recorded IIA must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 10, 2023**. 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,



David S. Campbell
Development Hearing Officer

DSC/jr

CSI – Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174






PR-2021-005692_January_25_2023 - Notice of Decision

Final Audit Report

2023-01-27

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