

**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

Dominica M. Moya Trust
7526 Quemado Court NE,
Albuquerque, NM 87109

Project# PR-2021-005904
Application#
SD-2023-00230 Minor Preliminary/Final Plat

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 24 THRU 27; VACATED ALLEYWAY,
ORIGINAL TOWNSITE OF WESTLAND zoned
MX-M, located at 9722 CENTRAL AVE SW
between 98TH ST SW and WESTLAND RD
SW containing approximately 0.7208 acre(s).
(K-9 & L-9)**

On December 20, 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 is a request to create one new lot (Lot 27-A, Block 10, Original Townsite of Westland) from four existing lots (Lots 24 through 27) and a vacated 10-foot-wide alleyway.
2. A request for Vacation of Right-of-Way (vacation of the existing half of the alley which runs along the southern property line of Lots 19 through 27 Block 10 Original Townsite of Westland Subdivision), was approved by the City Council on May 16, 2022 per PR-2021-005904 / SD-2021-00263. The approved Vacation of Right-of-Way was extended for one year by the Development Hearing Officer on May 24, 2023 per PR-2021-005904 / SD-2023-00099.
3. Per Table 6-1-1 of the IDO, the Applicant satisfied the public notice requirements for a - Minor-Preliminary/Final Plat. Route 66 West NA and South West Alliance of Neighborhoods (SWAN Coalition) were notified by the applicant through email.
4. An Infrastructure List (IL) has been provided and approved with the Plat.

5. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
6. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
7. Per 6-6(K)(2)(I), after approval by the DHO, 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 Plat shall be voided.

Conditions of Approval

1. The City's AGIS office must approve the DXF file for the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
2. Applicant must coordinate with the Real Property Division regarding the acquisition of the vacated right-of-way.
3. A recorded Infrastructure Improvements Agreement based on the approved IL must be submitted prior to final sign-off of the Plat.
4. Prior to final sign-off of the Final Plat, the date of the DHO approval must be added to 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 8TH, 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-2021-005904 Applications# SD-2023-00230

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Sincerely,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Dec 26, 2023 10:00 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/ha/jr

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







PR-2021-005904_December_20_2023- Notice of Decision

Final Audit Report

2023-12-26

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