

**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

B3 Development LLC
111 Wyoming NE
Albuquerque, NM 87108

Project# PR-2022-006657
Application#
SD-2023-00201 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 1 – 9 AND
RIGHT-OF-WAY OF SAN MATEO BLVD SE**
zoned **MX-L**, located at **1000 SAN MATEO
BLVD SE between SOUTHERN AVE SE and
KATHRYN AVE SE** containing approximately
1.1931 acre(s). **(L-17)**

On November 8, 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 consolidate nine existing lots and a vacated portion of public right-of-way from San Mateo Blvd. SE into one new lot (Lot 1-A, Block 4, Esperanza Addition at 1.1881-acres in size).
2. The vacation of a 2,789 square foot portion of San Mateo Blvd. SE abutting the western boundary of the subject property was approved by the DHO on January 25, 2023 per PR-2022-006657 / SD-2023-00006.
3. The property is zoned MX-L. Future development must be consistent with the underlying zone district.
4. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
5. The Applicant provided notice as required in Table 6-1-1 of the IDO.

Conditions:

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

1. The project and application numbers must be added to the Plat.
2. The DHO date of approval must be added to the Plat.
3. The AGIS DXF file approval must be submitted before final sign off.
4. Provide a 4 foot wide ADA path around all obstructions.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 27TH, 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. 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. (Nov 11, 2023 05:27 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/rw/jr

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

PR-2022-006657_November_8_2023_Notice of Decision

Final Audit Report


2023-11-11

Created:	2023-11-10
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0Uaub0mGNS_3ZSSIFk7iqi8ctyBsz9cp


"PR-2022-006657_November_8_2023_Notice of Decision" History

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2023-11-10 - 11:28:04 PM GMT- IP address: 143.120.132.76

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 Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon P.E.

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 Agreement completed.

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