

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

Holly Arroyo
P.O. Box 93476
Albuquerque, NM 87199

Project# PR-2022-006674
Application#
SD-2024-00015 AMENDMENT TO
PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOTS 16 & 17, LAND OF RAYMOND ORTIZ** zoned **R-A**, located at **1825 PATRICK PL NW between GUADALUPE TR NW and RIO GRANDE BLVD NW** containing approximately **0.2831** acre(s). **(F-13)**

On February 7, 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. The Preliminary/Final Plat was approved by the DHO on January 10, 2024 per PR-2022-006674 / SD-2023-00197 to replat and adjust the boundary of two lots in the Land of Raymond Ortiz subdivision, creating two lots (Lot 16-A at 0.1275 acres in size and Lot 17-A at 0.1556 acres in size). Per 6-4(Y) of the IDO, the Applicant has submitted this request for an amendment of the Preliminary/Final Plat approval due to the confirmation (after the January 10, 2024 DHO approval of PR-2022-006674 / SD-2023-00197) that a quitclaim deed (5/21/1982, Bk. 163-A, Pg. 195, Doc. No. 8226991) was discovered that incorporated an existing 14-foot private roadway and access easement into Lot 16-A, revising the size of Lot 16-A to 0.1586 acres in size.
2. The subject property is in the R-A (Residential – Rural and Agricultural) zone district and has no special overlay zone nor center or corridor designation. The subject property is in an Area of Consistency.
3. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.

4. 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:

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

- a. The AGIS DXF file approval must be submitted.
- b. The application number must be corrected from SD-2023-00107 to SD-2024-00015.
- c. DHO 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 **FEBRUARY 26TH, 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. (Feb 13, 2024 11:19 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr







PR-2022-006674 February 7, 2024 Notice of Decision

Final Audit Report

2024-02-13

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| Created: | 2024-02-12 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
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"PR-2022-006674 February 7, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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