

**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**

Michelle Flores  
7400 Freemont Place  
Albuquerque, NM 87107

**Project# PR-2022-006746**  
**Application#**  
**SD-2023-00155 – PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**A24, A25 AND A26, BLOCK 4 UNIT A, VISTA  
MAGNIFICA zoned R-T, located at 1748, 1752  
& 1756 CLIFFSIDE between CLIFFSIDE DR and  
CASCADE PL containing approximately 0.35  
acre(s). (H-11)**

On September 27, 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 three existing lots (Lots A-24, A-25, and A-26, Block 4 Unit A, Vista Magnifica Subdivision) into two lots (Lot A-26-A at 0.1944-acres in size and Lot A-26-B at 0.1581-acres in size).
2. The property is zoned R-T. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
4. An infrastructure list has been provided and approved with the Plat.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

6. A DHO Determination permitting the existing ROW width of the streets fronting along the site was justified per 6-6(P)(3) of the IDO and approved with the Plat; the existing road condition is consistent with the rest of the roadway, and is a residential roadway with a 25 mph speed limit which will meet sidewalk requirements with existing ROW width. Therefore, the determination will not be materially contrary to the public safety, health, or welfare and does not cause significant material adverse impacts on surrounding properties.

**Conditions:**

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

- a. The Infrastructure List must be updated to show a 5-foot sidewalk from 4-feet.
- b. Project and application numbers must be added to the Plat.
- c. Project and application numbers must be added to the Infrastructure List.
- d. AGIS DXF file.
- e. Date of the DHO approval must be added to the Plat.
- f. DHO determination for right-of-way width must be added to the Plat.
- g. Recorded Infrastructure Improvements Agreement (IIA) or proof of construction.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 16TH, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday, or Holiday, the next working day is considered 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](mailto: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](mailto: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 a 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 permits 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-2022-006746 Application# SD-2023-00155

Page 3 of 3

Sincerely,

*Ronald R. Bohannon*

[Ronald R. Bohannon \(Oct 3, 2023 08:21 MDT\)](#)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr

Maia Martin, 601 Menaul Blvd. Unit 1303, Albuquerque, NM 87107







# PR-2022-006746\_September\_27\_2023 - Notice of Decision

Final Audit Report

2023-10-03

Created:	2023-10-03
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkoilrpHmahJkv8qy8jQbjunFF9ZlpOTk

## "PR-2022-006746\_September\_27\_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2023-10-03 - 0:24:01 AM GMT- IP address: 143.120.132.76
-  Document emailed to 7868rrb@gmail.com for signature  
2023-10-03 - 0:24:17 AM GMT
-  Email viewed by 7868rrb@gmail.com  
2023-10-03 - 2:21:11 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan  
2023-10-03 - 2:21:29 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)  
Signature Date: 2023-10-03 - 2:21:31 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.  
2023-10-03 - 2:21:31 PM GMT