

**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

1801 Mesa Vista LLC, Vindoh Perumal
1801, Mesa Vista, NE
Albuquerque, NM 87174

Project# PR-2022-006841
Application#
SD-2023-00090 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of **LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION** zoned **R-MH**, located at **1801 MESA VISTA DR NE** between **BUENA VISTA ST NE** and **YALE BLVD NE** containing approximately **0.4672** acre(s). **(J-15)**

On May 10, 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 1, 2, and 5, Block 3, Sigma Chi Addition) into one lot (Lot 1-A, Block 3) at 0.4672 acres in size.
2. The property is zoned R-MH. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. A DHO Determination was approved permitting the existing 16-foot wide adjoining alleyway to remain at its existing width of 16-feet. The Applicant justified the Determination per 6-6(P)(3) of the IDO, noting that there are existing obstructions on both sides of the alley such as buildings, walls, fences, and utility improvements which make the widening of the alley problematic. Therefore, this Determination is not materially contrary to the public safety, health, or welfare.
4. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

5. An Infrastructure List was approved with this Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to final sign-off of the Plat by Development Facilitation Team (DFT) staff.

Conditions:

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

- a. Corners along the alley and Buena Vista, and Buena Vista and Mesa Vista shall be rounded or chamfered to avoid clear sight triangle.
- b. The application number must be added to the Plat.
- c. DXF file must be approved by AGIS and approval email submitted.
- d. The recorded IIA must be submitted
- e. Project and application numbers must be added to the Infrastructure List.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 26, 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 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).

Sincerely,

Ronald R. Bohannon

Ronald R. Bohannon (May 15, 2023 11:59 MDT)

Ron R. Bohannon

Development Hearing Officer

RRB/lis

CSI-Cartisian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174







PR-2022-006841-May_10_2023 - Notice of Decision

Final Audit Report

2023-05-15

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