

**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

Eduardo Lopez
7043 2nd St. NE #46
Albuquerque, NM

Project# PR-2022-007223
Application#
SD-2023-00103 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of **LOTS 3 & 4, BELMONT PLACE ADDITION** zoned **R-1B**, located at **4517 5TH ST NW between 5TH and BELLROSE** containing approximately **0.16 acre(s)**. **(G-14)**

On May 24, 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 two existing lots (Lots 3 & 4, Belmont Place Addition) into one lot (Lot 3-A) at 0.16 acres in size.
2. The property is zoned R-1B. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.
4. An Infrastructure List must be created and submitted for the required 5-foot wide sidewalk along 5th Street. Proof of sidewalk construction from DRC staff **or** a recorded Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to final sign-off of the Plat by DFT staff.

Conditions:

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

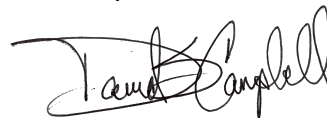
- a. A note shall be added to the Plat as follows: "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
- b. Show utility easements on the Plat or provide proof of power line relocation at the front and rear.
- c. The project and the application numbers must be added to the Plat.
- d. The recorded IIA or proof of sidewalk construction must be submitted.
- e. DXF file must be approved by AGIS and approval email submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 12, 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 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,



David S. Campbell
Development Hearing Officer





PR-2022-007223_May_24_2023 - Notice of Decision

Final Audit Report

2023-05-29

| | |
|-----------------|--|
| Created: | 2023-05-26 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA35U-z169oFpSGKgW-2BPzm6c4bYb3Sj4 |

"PR-2022-007223_May_24_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-05-26 - 8:45:04 PM GMT- IP address: 198.175.173.4
-  Document emailed to david@davidscampbell.com for signature
2023-05-26 - 8:45:54 PM GMT
-  Email viewed by david@davidscampbell.com
2023-05-29 - 2:11:07 PM GMT- IP address: 73.26.229.89
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-05-29 - 2:15:18 PM GMT- IP address: 73.26.229.89
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-05-29 - 2:15:20 PM GMT - Time Source: server- IP address: 73.26.229.89
-  Agreement completed.
2023-05-29 - 2:15:20 PM GMT