

**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

Consensus Planning, Inc./City of ABQ
302 8th St. NW
Albuquerque, NM 87102

Project# PR-2022-007327

Application#

**SD-2023-00220 – EXTENSION OF PRELIMINARY
PLAT**

**SD-2023-00222 – EXTENSION OF VACATIONS OF
PRIVATE EASEMENT**

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-1-A, A-1-B-1, A-1-B-2, & A-A-B-3-
A, ACME ACRES zoned MX-H; NR-C, located
at 4100 CUTLER AVE NE and CARLISLE BLVD
NE and MORNINGSIDE DR NE containing
approximately 6.4764 acre(s). (H-16, H-17)**

On December 6, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

SD-2023-00220 EXTENSION OF PRELIMINARY PLAT

1. This is a request to extend a Preliminary Plat that was approved by the DRB on December 14, 2022 per PR-2022-007327 / SD-2021-00188 to adjust the interior lines of four existing tracts in order to create four new lots and dedicate a portion of right-of-way to extend the public portion of Cutler Ave.
2. The property is zoned MX-H and NR-C. Future development must be consistent with the underlying zone district, IDO/DPM requirements, and any governing/controlling Site Plans.

3. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat by the DHO. Pursuant to 14-16-6-4(X)(4) of the IDO, the applicant has made this extension request in writing prior to the expiration of the previous approval. The DHO is the current approving body for Preliminary Plat extensions.
4. The Preliminary Plat extension application was timely submitted on November 27, 2023 and was a complete application.

14-16-6-4(X)(2) Expiration or Repeal of Approvals:

Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.

From the criteria mentioned under 14-16-6-4(X)(2), the following criteria applied to this request:

6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6- 4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.

14-16-6-4(X)(4)(c), Additional Provisions for Extensions of Preliminary Plats:

In addition to the general provisions in Subsection (a) above, additional extensions for Preliminary Plats may be granted by the DHO for good cause, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the application was submitted.

All the above required criteria under 14-16-6-4(X)(2) and 14-16-6-4(X)(4)(c) of the IDO are being met by the applicant. The applicant has provided a written request before the expiration of the approval, and noted that they are not able to financially guarantee the infrastructure improvements before the original approval expires, providing good cause for the extension of the Preliminary Plat.

5. This action will extend the approval of the Preliminary Plat to December 22nd, 2024.

SD-2023-00222 EXTENSION OF VACATIONS OF EASEMENT

1. This is a request to extend three easement vacations that were approved per PR-2022-007327 / SD-2022-00188 – 189, 191-197 on December 14, 2022 by the DRB.
2. Pursuant to 14-16-6-4(X)(4) of the IDO, the Applicant has made this extension request in writing prior to the expiration of the previous approvals and the DHO is the current approving for extensions of vacations of easement.

3. The application to extend the easement vacations was timely submitted on November 27, 2023 and was a complete application.

14-16-6-4(X)(2) Expiration or Repeal of Approvals:

Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.

From the criteria mentioned under 14-16-6-4(X)(2), the following criteria applied to this request:

6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6- 4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.

14-16-6-4(X)(4)(a) General Provisions:

1. For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that both of the following requirements are met.

- a. The applicant has submitted a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
- b. The extension is considered and a decision is being made by the same decision-making body as the initial approval, except that no public hearing shall be required, if one would have been required under the IDO for the initial approval.*

All the above required criteria under 14-16-6-4(X)(4)(a) and 14-16-6-4(X)(2) of the IDO are being met by the applicant; the Applicant has provided a written request before the expiration of the approval. This is the first and final extension the Applicant is able to obtain for the easement vacations.

4. This action will extend the approval of the easement vacations to December 22nd, 2024.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 22ND, 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. 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. \(Dec 12, 2023 06:11 MST\)](#)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/rw

CSI - Cartesian Surveys, Inc. PO Box 44414 Rio Rancho, NM 87174







PR-2020-007327_December_06_2023- Notice of Decision_DHO

Final Audit Report

2023-12-12

Created:	2023-12-11
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAACH-Ny8jTKXEMdqHDBg5OTt6rV2SIRxzP

"PR-2020-007327_December_06_2023- Notice of Decision_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-12-11 - 7:37:04 PM GMT- IP address: 143.120.132.76
-  Document emailed to 7868rrb@gmail.com for signature
2023-12-11 - 7:37:26 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-12-12 - 1:11:06 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.
2023-12-12 - 1:11:32 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)
Signature Date: 2023-12-12 - 1:11:34 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-12-12 - 1:11:34 PM GMT