

**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

LLAVE Enterprises
8830 Keeran Lane NE
Albuquerque, NM 87122

Project# PR-2022-007492
Application#
SD-2023-00074 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOT 18, BLOCK 4 UNIT 3, NORTH
ALBUQUERQUE ACRES** zoned **PD**, located at
**8950 ALAMEDA BLVD NE between VENTURA
ST and BARSTOW ST** containing
approximately **0.8995** acre(s). **(C-20)**

On April 12, 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 for a replat to dedicate 0.1134-acres of right-of-way for Alameda Boulevard NE, and to grant an 0.4111-acre AMAFCA drainage easement.
2. The property is zoned PD (Planned Development). Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the final sign-off of the Plat by the DFT staff.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

- a. The application number must be added to the Plat, the AGIS DXF file, and the recorded IIA.
- b. An additional 1-foot of right-of-way dedication must be added to the Plat for the sidewalk.
- c. If the limits of the drainage easement are approved by AMAFCA to the actual floodplain limits, a grading and drainage plan does not need to be re-submitted. If AMAFCA requires that it be shown at the present location, an updated grading and drainage plan will be required.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 28, 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

Ronald R. Bohannon (Apr 14, 2023 15:42 MDT)

Ronald R. Bohannon

Development Hearing Officer

RRB/lis

Isaacson & Arfman, Inc. Fred C. Arfman, PE, 128 Monroe St. NE, Albuquerque, NM 87108







PR-2022-007492-April_12_2023 - Notice of Decision

Final Audit Report

2023-04-14

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