

**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**

Gutierrez Daskalos LLC  
8618 Menaul Blvd NE  
Albuquerque, NM 87112

**Project# PR-2023-008090**  
**Application#**  
**SD-2023-00057 – PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 1 THRU 5 BLOCK 4, WH RICHARDSON'S OF TRACT 4 PUEBLO ALTO** zoned **MX-M**, located at **4915 LOMAS BLVD NE between QUINCY ST NE and MONROE ST NE** containing approximately **0.3096** acre(s). **(J-17)**

On March 22, 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 five existing lots of the WH Richardson's Subdivision of Tract 4, Pueblo Alto into one lot (Lot 1-A) at 0.3096 acres in size.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved with this Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be submitted prior to the final sign-off of the Plat.
4. A DHO Determination was approved with this request permitting the existing 80-foot right-of-way width for Lomas Boulevard NE.
5. The Applicant shall provide a 5-foot wide landscape buffer on the inside of the sidewalk on Lomas Boulevard NE in lieu of within the right-of-way.

6. 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. DXF file approval from AGIS prior to final sign-off.
- b. Recorded IIA.
- c. A note on the Plat identifying approval of the determination to maintain right-of way for Lomas Boulevard NE at its existing width (80 feet).
- d. Application number be added to the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 7, 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 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](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 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,



David S. Campbell  
Development Hearing Officer

DSC/lis







# PR-2022-008090-March\_22\_2023 - Notice of Decision

Final Audit Report

2023-03-27

Created:	2023-03-26
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