

**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

Explora Educational Development, LLC
C/O Joe Hastings, CO-Director
1710 Mountain Rd NW
Albuquerque, NM 87104

Project# PR-2023-008157
Application#
SD-2023-00175 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT 1-B, FREEWAY-OLD TOWN, LIMITED
zoned **NR-LM**, located at **1810 BELLAMAH**
AVE NW between 18th ST NW AND 20th ST
NW containing approximately **4.2862** acre(s).
(J-13)

On September 27, 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 subdivide an existing lot (Lot 1-B, Freeway-Old Town) into two separate lots (Lot 1-B-1 at 2.2607-acres in size and Lot 1-B-2 at 2.0255-acres in size) a total of 4.2862-acres in size, and grants easements as depicted on the Plat.
2. The property is zoned NR-LM. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
4. An infrastructure list has been provided and approved with the Plat.
5. The Applicant provided the required notice as outlined in Table 6-1-1 of the IDO.

Conditions:

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

- a. A note added to the plat pertaining to the availability of water and sewer as discussed.
- b. Recorded Infrastructure Improvements Agreement (IIA).
- c. Project and application numbers must be added to the plat.
- d. AGIS DXF file.
- e. A drainage convenient will be created on the parcel covering the existing drainage pond as a condition of final plat approval.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 16TH , 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,

Ronald R. Bohannon

[Ronald R. Bohannon \(Oct 3, 2023 08:22 MDT\)](#)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/rw

High Mesa Consulting Group, Inc., C/O J. Graeme Means, 6010-B Midway Park Blvd. NE, ABQ, NM 87109

PR-2023-008157_September_27_2023 - Notice of Decision

Final Audit Report

2023-10-03

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