

**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**

Roy & Emma Luna  
2733 Candelaria Rd NW  
Albuquerque, NM 87107

**Project# PR-2023-008197**  
**Application#**  
**SD-2024-00070 MINOR PRELIMINARY/FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

**LOT 90-A and LOT 90-B, UNIT 3, ALVARADO GARDENS zoned R-A, located at 2733 CANDELARIA RD NW between CANDELARIA RD NW and TRELIS DR NW containing approximately 0.5806 acre(s).**

On April 24<sup>th</sup>, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a Minor preliminary/final plat request for lot line adjustment between lots 90-A and 90-B Alvarado Gardens, unit 3.
2. The property is zoned R-A. Future development must be consistent with the underlying zone district.
3. The applicant provided the required public notice as outlined in the IDO Table 6-1-1.
4. A Determination request for the existing Sidewalk to remain at 3.8 to 4 feet wide along Trellis Drive and along Candelaria Road was submitted with this Minor Preliminary/Final Plat. The Determination request is consistent with the neighborhood character, is not materially contrary to the public safety, health, or welfare, and does not cause significant material adverse impacts on surrounding properties. The subject property is also located within a developed, low-density residential neighborhood.

5. The plat complies with IDO 6-6(K)(3), an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
6. Per IDO 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.
  1. *A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.*
  2. *The applicant shall provide the City a digital copy of the recorded plat.*

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## CONDITIONS

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

1. Project and application numbers must be added to the Plat.
2. The granted determination that the existing sidewalk on Trellis Drive and Candelaria Road can remain at 3.8 to 4 feet must be noted on the plat.
3. The AGIS office must approve the DXF file and proof of approval must be provided.
4. The date of the DHO approval must be noted on the plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 9<sup>TH</sup>, 2024**. 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

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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,

Robert Lucero, DHO

RL/jb/jw

Danny Martinez, Land Development Planning, 7009 Marilyn Ave. NE, Albuquerque, NM 87109