

**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

Vindoh and Malini Perumal
8920 Eagle Rock Ave. NE
Albuquerque, NM 87122

Project# PR-2023-008238
Application#
SD-2023-00039 – PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of: **LOT 13 BLOCK 2 TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located on **EAGLE ROCK AVE NE** between **BARSTOW ST NE** and **VENTURA ST NE** containing approximately **0.9986** acre(s).
(C-20)

On February 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 replat an existing lot (Lot 13, Block 2, Tract 3, Unit 3 of North Albuquerque Acres at 0.9986 acres in size) and create a new lot, Lot 13-A, Block 2 of the North Albuquerque Acres, Tract 3, Unit 3 at 0.8850 acres in size through the dedication of 0.1136 acres of right-of-way for Eagle Rock Avenue NE to the City of Albuquerque. This Plat also grants a 10-foot public utility 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, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement must be submitted.
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. A note be added to the Plat as follows: Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) and/or use of public right-of-way in the dimensions noted on this Plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and/or public right-of-way and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the operation of public water and/or public sanitary sewer infrastructure, as discussed at the February 22, 2023 DHO hearing.
- b. Project and application numbers be added to the Plat, DXF file approval from AGIS, and a recorded IIA.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 10, 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,



David S. Campbell
Development Hearing Officer

DSC/lis







PR-2023-008238-February_22_2023 - Notice of Decision

Final Audit Report

2023-02-23

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