

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

Nafeesa Pashtoon  
9423 Black Farm  
Albuquerque, NM 87114

**Project# PR-2023-008274**  
**Application#**  
**SD-2024-00045 – EXTENSION OF PRELIMINARY**  
**PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 10 AND 11, Block 9, Unit 3, NORTH**  
**ALBUQUERQUE ACRES** zoned **MX-L**, located  
at **7330 CARMEL AVE** containing  
approximately **2.0** acre(s). **(C-19)**

On October 9<sup>th</sup>, 2024, 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 extend a Preliminary Plat approved by the DHO on September 13<sup>th</sup>, 2023 per PR-2023-008274 / SD-2023-00151.
2. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.

14-16-6-4(W)(2) Expiration or Repeal of Approvals:

***Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.***

From the criteria mentioned under 14-16-6-4(W)(2), the following criteria applied to this request:

**6-4(W)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6-4(W)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.**

14-16-6-4(W)(4)(a) General Provisions:

**1. For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that both of the following requirements are met.**

- a. *The applicant has submitted a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
- b. *The extension is considered and a decision is being made by the same decision-making body as the initial approval, except that no public hearing shall be required, if one would have been required under the IDO for the initial approval.*

All the above-required criteria under 14-16-6-4(W)(2), 14-16-6-4-(W)(4)(a) of the IDO are being met by the Applicant.

The Applicant has provided a written request before the expiration of the approval to the same decision-making body as the initial approval. In their written request, the applicant provided good cause for the extension of the approval of the Preliminary Plat by noting that the owner is finalizing the requirements for Final Plat and will soon complete the application, and therefore is requesting for an extension of the approved Preliminary Plat for the subject property.

3. This action will extend the approval of the Preliminary Plat to October 9<sup>th</sup>, 2025.

Sincerely,



[Robert Lucero \(Oct 13, 2024 06:45 PDT\)](#)

Robert Lucero Jr.

Development Hearing Officer

RLL/rw/jr

The Group/Ron Hensley, 300 Branding Iron Rd. SE, Rio Rancho, NM 87124






# PR-2023-008274\_October\_9\_2024-Notice of Decision\_DHO

Final Audit Report

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