

**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**

1224 Bellamah, LLC.  
P.O. Box 2064  
Corrales, NM 87048

**Project# PR-2023-009591**  
**Application#**  
**SD-2023-00214 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT A, SAWMILL INDUSTRIAL** zoned **NR-LM**, located at **1224 BELLAMAH AVE NW** between **BELLAMAH** and **SAWMILL** containing approximately **4.8468** acre(s).  
**(J-13)**

On December 20, 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 tract in the Sawmill Industrial subdivision into two new tracts (Tract A-1 at 2.9372-acres in size and Tract A-2 at 1.9096-acres in size).
2. The subject property is in the NR-LM (Non-Residential – Light Manufacturing) zone district and has no special overlay zone nor center or corridor designation. The subject property is in an Area of Change.
3. The plat has an associated infrastructure list, including 5-foot sidewalks, landscape buffer, and curb/gutter.
4. The applicant stated that the current use of Tract A-1 is warehousing which does not have a parking requirement.

5. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO. The subdivision complies with all applicable provisions of the IDO, DPM, and other adopted City regulations.
6. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
7. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

**Conditions:**

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

- a. A Water Authority note must be added to the plat.  
“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
- b. The project and application numbers must be added to the Plat.
- c. The AGIS DXF file approval must be added to the file.
- d. The date of DHO approval must be added to the Plat.
- e. A recorded infrastructure improvements agreement or proof of construction prior to final sign-off.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **JANUARY 8th, 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 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.

Official Notice of Decision

Project # PR-2023-009591 Application# SD-2023-00214

Page 3 of 3

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,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with a large initial "D" and "C".

David S. Campbell, J.D.  
Development Hearing Officer

DSC/rw

Isaacson & Arfman, INC., 128 Monroe St. NE, Albuquerque, NM 87108







# PR-2023-009591\_December\_20\_2023 - Notice of Decision

Final Audit Report

2023-12-22

Created:	2023-12-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5J0yvQFtJkjjB2ilH7v7llf6T2Ehwx7U

## "PR-2023-009591\_December\_20\_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2023-12-22 - 11:01:06 PM GMT - IP address: 198.206.237.4
-  Document emailed to david@davidscampbell.com for signature  
2023-12-22 - 11:01:45 PM GMT
-  Email viewed by david@davidscampbell.com  
2023-12-22 - 11:26:23 PM GMT - IP address: 73.173.247.195
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell  
2023-12-22 - 11:27:53 PM GMT - IP address: 73.173.247.195
-  Document e-signed by David S. Campbell (david@davidscampbell.com)  
Signature Date: 2023-12-22 - 11:27:55 PM GMT - Time Source: server- IP address: 73.173.247.195
-  Agreement completed.  
2023-12-22 - 11:27:55 PM GMT