

**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

Clearbrook Investments, Inc.
8801 Jefferson Street NE, Bldg. A
Albuquerque, NM 87113

Project# PR-2024-010040
Application#
SD-2024-00040 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 3 & 4, HORIZON VILLAGE zoned **R-ML**,
located at **8831 & 8835 HORIZON WAY**
between HORIZON BLVD and AEROSTAT PL
containing approximately **0.1352** acre(s).
(C-17)

On March 13, 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 adjust the lot line between lots 3 & 4 of the Horizon Village subdivision, creating Lots 3-A and 4-A at 0.0639 and 0.0713-acres in size respectively.
2. The property is zoned R-ML (Residential - Multifamily Low Density Zone District). Future development must be consistent with the underlying zone district.
3. Per 6-6(K)(3) Review and Decision Criteria, 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. This request complies with this criteria.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. Per 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. The applicant shall provide the City a digital copy of the recorded plat.

CONDITIONS

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

- a. Project and application numbers must be added to the Plat.
- b. A copy of the AGIS-approved DXF file must be submitted.
- c. Add the date of the DHO approval to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 29TH, 2024**. 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,

Ronald R. Bohannon, P.E.
[Ronald R. Bohannon, P.E. \(Mar 18, 2024 17:23 MDT\)](#)
Ronald R. Bohannon, P.E.
Development Hearing Officer

RRB/jr

Aldrich Land Surveying, P.O. Box 30701, Albuquerque, NM 87190







PR-2024-010040 March 13th, 2204 Notice of Decision

Final Audit Report

2024-03-18

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