

**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

Success Land Holdings, Inc. – Scott Steffen
500 Marquette Ave. NW, Suite 1060
Albuquerque, NM 87102

Project# PR-2019-002411
Application#
**SD-2023-00141 AMENDMENT TO PRELIMINARY
PLAT**

LEGAL DESCRIPTION:

For all or a portion of: **TRACT FD2 & FD3**
zoned **R-1A**, located at **AMOLE MESA AVE SW**
& COLOBEL AVE SW between BIG SPRINGS
RD SW and MESSINA DR SW containing
approximately 31.18 acre(s). **(N-08)**

On August 9, 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. The Preliminary Plat for Units 1-4 of the Aspire Subdivision was approved by the Development Review Board (DRB) on November 4, 2020 per PR-2019-002411 / SD-2020-00102, with extensions approved by the DRB on October 20, 2021 per PR-2019-002411 / SD-2021-00193 and on October 26, 2022 per PR-2019-002411 / SD-2022-00152. Per 6-4(Y) of the IDO, the Applicant has submitted this request for an amendment of the Preliminary Plat approval, requesting that Phases 3 and 4 be switched to avoid dry utility lines and easements through future construction areas. The Amendment does not revise the lot count or improvements for the proposed development.
2. The property is zoned R-1A (Residential – Single-Family Zone District). Future development must be consistent with the underlying zone district.

Official Notice of Decision

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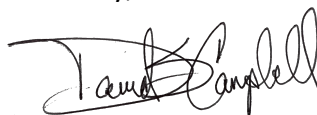
3. Infrastructure Lists for Phases (Units) 3 and 4 were included with the Preliminary Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement(s) must be submitted with the Final Plat application submittal(s) prior to their acceptance and placement on a DHO agenda.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **AUGUST 25TH, 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/jr

Isaacson & Arfman, Inc. – ATTN: Justin Thor Simenson, 128 Monroe St. NE, Albuquerque, NM 87108







PR-2019-002411_August_9_2023 - Notice of Decision

Final Audit Report

2023-08-14

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