

**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**

Western Trail Tenancy in Common,  
Grayland Corporation,  
9004 Menaul Boulevard NE,  
Albuquerque, NM 87112

**Project# PR-2020-004049**  
**Application#**  
**SD-2023-00212 MINOR PRELIMINARY/FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT A-2-A, LAVA TRAILS SUBDIVISION**  
zoned **MX-L**, located at **6461 WESTER TR NW**  
**between SOUTHEAST CORNER OF UNSER**  
**and WESTERN TR** containing approximately  
**3.8332 acre(s). (F-10)**

On December 6, 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 request is to create two tracts (Tract A-2-A-1 at 1.2216 acres in size and Tract A-2-A-2 at 2.6116 acres in size) from one tract (Tract A-2-A, Lava Trails Subdivision) a total of 3.8332 acres in size. An existing private road bisects the existing tract.
2. The IDO zone district for the subject site is MX-L, Mixed-use – Low Intensity zone district and it is not located within any overlay zones, centers or corridors.
3. This property is located within an Area of Consistency and the lots adjacent to the subject property are also located in Area of Consistency.
4. This site is partially located within 330' of Major Public Open Space. Unser Boulevard, a Regional Principal Arterial separates this lot from the adjacent Major Public Open Space.
5. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.

Official Notice of Decision

Project # PR-2020-004049 Applications# SD-2023-00212

Page 2 of 2

6. The Applicant fulfilled the notice requirements per Table 6-1-1 of the IDO by contacting the Quaker Heights Neighborhood Association, Taylor Ranch Neighborhood Association, and the Westside Coalition of Neighborhood Associations.
7. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
8. 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. The date of DHO approval must be added 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 **DECEMBER 22<sup>ND</sup>, 2023**. 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 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](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.

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. (Dec 12, 2023 06:12 MST)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/ha

Aldrich Land Surveying, LLC, PO Box 30701, Albuquerque, NM 87190







# PR-2020-004049\_December\_6\_2023\_Notice of Decision\_DHO

Final Audit Report

2023-12-12

Created:	2023-12-09
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANVVjF0PePGy9IPwD3ew8o-am15BWYSNL

## "PR-2020-004049\_December\_6\_2023\_Notice of Decision\_DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2023-12-09 - 6:35:32 PM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature  
2023-12-09 - 6:36:02 PM GMT
-  Email viewed by 7868rrb@gmail.com  
2023-12-12 - 1:12:21 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannon, P.E.  
2023-12-12 - 1:12:45 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon, P.E. (7868rrb@gmail.com)  
Signature Date: 2023-12-12 - 1:12:47 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.  
2023-12-12 - 1:12:47 PM GMT