

**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

Group II U26 VC, LLC &
Tract 5 U26, LLC
4112 Blue Ridge Pl. NE &
5700 University Blvd. SE, Suite 310
Albuquerque, NM 87110 & 87106

Project# PR-2022-007712
Application#
SD-2023-00127 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**5 & 1 BLOCK 6 & 2, UNIT 26, VOLCANO
CLIFFS UNIT 26** zoned **MX-L & MX-M**,
located on **ROSA PARKS RD** between
PASEO DEL NORTE and **ROSA PARKS RD**
containing approximately **18.23** acre(s).
(C-11)

On July 12, 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 Final Plat adjusts the boundaries of Tract 1, Block 2 and Lot 5, Block 6 of the Volcano Cliffs Subdivision, creating Tract 1-A, Block 2 at 8.2339 acres in size, and Tract 1-B, Block 2 at 9.5477 acres in size.
2. The property is zoned MX-M for Tract 1-A, and MX-L for Tract 1-B. Future development must conform with the underlying zoning.
3. An Infrastructure List was approved by the DRB on November 9, 2022, per PR-2022-007712 / SD-2022-00143, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The Final Plat is consistent with the approved Preliminary Plat (SD-2022-00143).

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. DXF file must be approved by AGIS and approval email submitted.
- c. All public infrastructure along Paseo del Norte must be under a Procedure C Infrastructure Improvements Agreement (IIA) rather than a Procedure B IIA. A separate Infrastructure List exclusively featuring the public infrastructure along Paseo del Norte must be submitted prior to final sign-off of the Final Plat.
- d. Standard ABCWUA easement note 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 **JULY 28, 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 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 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,



David S. Campbell
Development Hearing Officer

DSC/jr







PR-2022-007712- July_12_2023 - Notice of Decision

Final Audit Report

2023-07-15

| | |
|-----------------|---|
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| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
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