

**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**

Elk Haven, LLC/Pulte Group  
13 Bishop Lamy Road/7601 Jefferson St. NE  
Albuquerque, NM 87109

**Project# PR-2021-004968**  
**Application#**  
**SD-2023-00108 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **TRACT B-1- A and B-2- A, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between PASEO DEL NORTE and ROSA PARKS RD** containing approximately **59.0834** acres (s).  
**(C-10)**

On June 14, 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 subdivides two existing tracts (Tracts B-1-A and B-2-A of the La Cuentista Subdivision) a total of 59.0834 acres in size into 57 lots and 13 tracts, dedicates 0.0505 acres to the City of Albuquerque, and grants easements as depicted and noted on the Plat.
2. The property is zoned R-ML (Residential- Multi-family Low Density). Future development must be consistent with the underlying zone district and the IDO/DPM.
3. An Infrastructure List was approved by the DRB on March 30, 2022, per PR-2021-004968 / SD-2021-00260, 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-2021-00260).

**Conditions:**

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

- a. The developer is required to upsize offsite sanitary sewer as part of their Development Agreement with ABCWUA. Future Final Plat's will not be approved until this has been addressed as approved by ABCWUA.
- b. Under the Waiver Notes section on Sheet 2 of the Plat, two of the DPM sections which waivers were approved for are mislabeled as "DMP". They must be corrected to "DPM".

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 3, 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 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,

*Ronald R. Bohannon*

[Ronald R. Bohannon \(Jun 16, 2023 13:44 MDT\)](#)

Ronald R. Bohannon  
Development Hearing Officer

RRB/lis

CSI-Cartisian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174







# PR-2021-004968- June\_14\_2023 - Notice of Decision

Final Audit Report

2023-06-16

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