

**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

Heritage Trails Development I, LLC
Scott Steffen
500 Marquette Ave. NW, Suite 1060
Albuquerque, NM 87102

Project# PR-2019-002411
Application#
**SD-2023-00186 – EXTENSION OF PRELIMINARY
PLAT**

LEGAL DESCRIPTION:

For all or a portion of:

TRACT FD2 & FD3, UNIT 1, ASPIRE SUBDIVISION
zoned **R-1A**, located on **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 October 25, 2023, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to extend the Preliminary Plat for the above referenced area as the Preliminary Plat has been in effect for less than three years, and the property owner has begun infrastructure construction.
2. The Preliminary Plat was approved by the Development Review Board (DRB) on November 4, 2020 per PR-2019-002411 / SD-2020-00102. On October 20, 2021, the DRB extended the Preliminary Plat to November 4, 2022 per PR-2019-002411 / SD-2021-00193. On October 26, 2022, the DRB extended the Preliminary Plat to November 10, 2023 per PR-2019-002411 / SD-2022-00152.
3. Pursuant to 14-16-6-4(X)(4) of the IDO, the applicant has made this request in writing prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval.

4. This action will extend the approval of the Preliminary Plat to November 13th, 2024.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **NOVEMBER 13TH, 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(U) 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. \(Oct 31, 2023 07:51 MDT\)](#)

Ron R. Bohannon, P.E.

Development Hearing Officer

RRB/jr

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







PR-2019-002411_October_25_2023 - Notice of Decision

Final Audit Report

2023-10-31

Created:	2023-10-30
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAS9KidghPV8bmVk4OZLLitjquNZrsnpDL

"PR-2019-002411_October_25_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-10-30 - 6:41:56 PM GMT- IP address: 143.120.132.76
-  Document emailed to 7868rrb@gmail.com for signature
2023-10-30 - 6:42:18 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-10-31 - 1:50:34 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan P.E.
2023-10-31 - 1:51:20 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan P.E. (7868rrb@gmail.com)
Signature Date: 2023-10-31 - 1:51:22 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-10-31 - 1:51:22 PM GMT