

**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

Clearbrook Investments, Inc.
8801 Jefferson St. NE, #A
Albuquerque, NM 87113

Project# PR-2019-003169
Application#
SD-2023-00132 – PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of
TRACT 401 UNIT 3, ATRISCO GRANT zoned
MX-M located on **SAGE RD NW** between
COORS RD AND 75TH ST containing
approximately **9.56** acre(s). **(L-10)**

On October 11, 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 is a request for a Preliminary Plat to subdivide 1 tract a total of 9.9596 acres in size into 4 tracts and 77 lots, grants easements as depicted on the Plat, and dedicate right-of-way to the City of Albuquerque as depicted on the Plat.
2. The property is zoned MX-M. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.
4. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.
5. The Applicant provided the required notice as outlined in the IDO Table 6-1-1.

Conditions:

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

- a. Adjust Tract D to widen at the Amole Diverion Channel per the Planning comment memo.
- b. Sign/execute the Infrastructure List, and modify Infrastructure List to add "Pond Stabilization to follow Standard Specification 1013."
- c. Infrastructure List be updated to accomplish a looped waterline into the existing waterline along San Ygnacio.
- d. The easement be updated such that there is no drainage easement and will contain minimally invasive landscaping on Tract D.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 26TH, 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,

Ronald R. Bohannon

[Ronald R. Bohannon \(Oct 16, 2023 14:21 MDT\)](#)

Ronald R. Bohannon, P.E.
Development Hearing Officer

RRB/jr

The Group/Ron Hensley, 300 Branding Iron Rd. SE, Rio Rancho, NM, 87124







PR-2019-003169_October_11_2023- Notice of Decision

Final Audit Report

2023-10-16

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