

**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

Leppke Investments/ Las Ventanas Homes
510 Camino Espanol NW
Albuquerque, NM 87107

Project# PR-2023-008085
Application#
SD-2023-00189 MAJOR FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT A-1, SPANISH WALK zoned **PD**
located between **4TH ST** and **CAMINO**
ESPANOL containing approximately **2.4401**
acre(s). (**E-14**)

On April 10, 2024, 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 an existing tract, Tract A-1, Spanish Walk subdivision, into 17 individual single family lots and 5 HOA tracts a total of 2.4401-acres in size.
2. A Preliminary Plat for this project (PR-2023-008085/SD-2023-00187), a Vacation of Public Easement (PR-2023-008085/SD-2023-00188) and a Waiver to DPM application (PR-2023-008085/VA-2023-00310) were approved by DHO on December 6, 2023.
3. An Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List with the Preliminary Plat was recorded and submitted to staff before the Final Plat (Application number:SD-2023-00189) hearing by the DHO.
4. The Final Plat application was timely submitted and was a complete application.
5. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.

6. The Final Plat is consistent with the Preliminary Plat and meets the requirements of 6-6(L)(3)(b) of the IDO provided that the final outstanding comments from the DFT staff are addressed.
7. Per 6-6(L)(2)(d) 8, the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.

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 Final Plat.
- b. A copy of the AGIS-approved DXF file must be submitted.
- c. Add the date of the DHO approval to the Plat.
- d. The granted waivers shall be placed on the Final Plat.
- e. The following note needs to be added to the cover sheet:

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

- f. On the Utility Plan, change note 10 to include "Public" water and "Public" sanitary sewer easement.
- g. Coordinate with ABCWUA to make minor corrections to the Infrastructure List.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 26TH, 2024**. 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, P.E.

Ronald R. Bohannon, P.E. (Apr 16, 2024 10:23 MDT)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/ha

Isaacson & Arfman, Inc., 128 Monroe St NE, Albuquerque, NM 87108







PR-2023-008085 April 10th, 2024 Notice of Decision

Final Audit Report

2024-04-16

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