

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

Las Ventanas NM, Inc. (T. Scott Ashcraft)
8330-A Washington Place NE
Albuquerque, NM 87113

Project# PR-2019-002573
Application#
SD-2024-00157 PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 3 & 4, Block 17, Unit 3, NORTH ALBUQUERQUE ACRES zoned **R-1D**, located on **GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE** containing approximately **1.9955** acre(s). (**B-20**)

On December 4, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide two existing lots (Lots 3 and 4, Block 17, North Albuquerque Acres, Tract 1, Unit 3), into three lots (Lot 3-A at 0.5899 acres, Lot 3-B at 0.5895 acres, and Lot 3-C at 0.5890 acres).
2. An Infrastructure List (IL) was approved with the Preliminary Plat. The IL included infrastructure items that are classified as major public infrastructure, requiring a Subdivision of Land – Major application per 6-6(K)(1)(a)(3) of the IDO. 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.
3. The subject property is zoned R-1D and is vacant. Future development must be consistent with the underlying zone district and IDO/DPM requirements.

4. The Applicant completed a Sensitive Lands Analysis, which identifies sensitive lands on the subject property consisting of a floodplain and arroyo (El Camino Arroyo) which must be protected and preserved during construction activities. The El Camino Arroyo is not a 'Major Arroyo' per the IDO definition and does not qualify as a sensitive land feature. The arroyo will be protected from disturbance by a scour wall, which is featured on the IL.
5. Per 6-6(L)(3)(a) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The subdivision developer will build the required infrastructure on the submitted IL, which will also fulfil the subdivision criteria.
6. Per Table 6-1-1 of the IDO, public notice and pre-application meeting requirements for the application have been satisfied by the Applicant prior to this submittal.
7. The hearing included public comment from some members of the public. Comments included concerns over 100-year storms and the potential for failure of the arroyo during aforementioned 100 year storms; concerns about smaller lot sizes and their conflict with the character of North Albuquerque Acres; and concerns about reduced property values as a result of the proposed subdivision.
8. The proposed subdivision meets the Contextual Lot Size requirements per 5-1(C)(2)(b) of the IDO.
9. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

CONDITIONS

The Plat is conditioned as follows:

Water Authority

- a. Pro Rata must be paid prior to acquiring signature from the Water Authority on the Final Plat.

Planning

- b. Project and application numbers must be added to all Plat sheets.

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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 **DECEMBER 20TH, 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(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,



[Robert Lucero \(Dec 11, 2024 12:57 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

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






PR-2019-002573 December 4th, 2024 Notice of Decision

Final Audit Report

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