

**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**

Pulte Homes (Kevin Patton),  
7601 Jefferson St NE Suite 320,  
Albuquerque, NM 87109

**Project# PR-2021-004968**  
**Application#**  
**SD-2024-00020 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT B-2-A-1, LA CUENTISTA  
SUBDIVISION, PHASE 1** zoned **R-ML**, located  
on **ROSA PARKS RD NW between PASEO  
DEL NORTE and ROSA PARKS RD** containing  
approximately **10.7315** acre(s). **(C-10)**

On February 7, 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 is a request for a final plat of phase II plat of La Cuentista Subdivision to create 54 lots and to grant easements. This Preliminary Plat was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260. The approved Preliminary Plat was extended for the first time to April 7, 2024, by Development Hearing Officer (DHO), on March 22, 2023, and was extended for a second time to January 29, 2025 by Development Hearing Officer (DHO), on January 10, 2024.
2. Per IDO 6-6(L)(3)(b), the final plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval and this final plat does contain those elements. The Final Plat is consistent with the Preliminary Plat for Phase II, Tract B-2-A-1, LA CUENTISTA SUBDIVISION which was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260, and extended by the Development Hearing Officer (DHO) on March 22, 2023 per PR-2021-004968 / SD-2023-00040.

3. A note regarding the Waivers that were approved by the Development Review Board on March 30, 2022, is provided on the plat.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. A recorded Infrastructure Improvements Agreement (IIA) is included in this application.
6. Per 6-6(L)(2)(d), the applicant shall record the plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the plat or the subdivision shall be voided.

### **Conditions**

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

- a. Water Utility Authority: Maintenance and easement language must be moved to the first page of the plat.
- b. Planning: The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning
- c. Planning: The date of the DHO approval shall be recorded on the Plat.

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

Official Notice of Decision

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Sincerely,

*Ronald R. Bohannon, P.E.*

Ronald R. Bohannon, P.E. (Feb 10, 2024 07:47 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr/ha

Bohannon Huston, Inc. (Yolanda Padilla Moyer), 7500 Jefferson St NE, Albuquerque, NM 87109







# PR-2021-004968 February 7, 2024 Notice of Decision

Final Audit Report

2024-02-10

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