

**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**

Fairway Ventures, LLC & Carefree  
Investments, LLC  
9105 Santa Lucia Ave NE / 10916 Juan  
Tabo Blvd NE  
Albuquerque, NM 87111

**Project# PR-2022-006935**  
**Application#**  
**SD-2024-00161** EXTENSION OF PRELIMINARY  
PLAT (1<sup>st</sup> EXTENSION)

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Lots/Tracts 3 thru 6, JUAN TABO BUSINESS  
PARK zoned MX-T, located at 10900, 10901,  
10915 & 10916 JUAN TABO PI NE between  
JUAN TABO BLVD NE and JUAN TABO PL NE  
containing approximately 2.5 acre(s). (G-21)**

On November 20<sup>th</sup>, 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 to extend the approval of the Preliminary Plat for PR-2022-006935 / SD-2023-00210, which was approved by the Development Hearing Officer (DHO) on December 6th, 2023.
2. The Applicant confirmed for the DHO that this request has no changes from the original DHO approval, including any changes to lot numbers, sizes, and/or configurations, as well as any changes to easements and/or notes depicted on the original Preliminary Plat.  
*(Preliminary Plat to subdivide 4 existing lots (Lots 4, 5, and 6 of the Juan Tabo Business Park) into 13 new lots, dedicate 0.4986 acres of right-of-way to the City of Albuquerque, and vacate easements and right-of-way as depicted on the Plat).*

3. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO.

Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension 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 of the Preliminary Plat.

The Applicant has provided a written request before the expiration of the approval to the same decision-making body as the initial approval. In their written request, the applicant provided good cause for the extension of the approval of the Preliminary Plat by noting that they are requesting an extension of the preliminary plat to allow the developer more time to secure additional funding sources, meeting the requirements of 14-16-6-4(W)(4)(b) of the IDO.

4. This action will extend the approval of the Preliminary Plat to November 20<sup>th</sup>, 2025.

---

**CONDITIONS**

---

The Plat is conditioned as follows:

- a. The Plat must contain a condition specifying that no vehicular access will be granted to areas to the west, only pedestrian access shall be granted.

Sincerely,

*Brennon Williams*

[Brennon Williams \(Nov 22, 2024 10:57 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

Tierra West, LLC, 5571 Midway Park Pl, NE, Albuquerque, NM 87109







# PR-2022-006935 November 20th, 2024 Notice of Decision

Final Audit Report

2024-11-22

Created:	2024-11-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAdv-VTTIQN4mf3hhH3g_yc--4SWqjIAaV

## "PR-2022-006935 November 20th, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2024-11-22 - 2:48:17 AM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature  
2024-11-22 - 2:48:20 AM GMT
-  Email viewed by brennonwilliams295@gmail.com  
2024-11-22 - 5:56:35 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
2024-11-22 - 5:57:19 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
Signature Date: 2024-11-22 - 5:57:21 PM GMT - Time Source: server
-  Agreement completed.  
2024-11-22 - 5:57:21 PM GMT