

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

RS Cottonwood
P.O. Box 92558
Albuquerque, NM 87194

Project# PR-2024-010949
Application#
SD-2024-00159 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:
Tract B-5-A-1, COTTONWOOD MALL zoned
MX-M, located at **10000 COORS BLVD**
BYPASS NW between COTTONWOOD DR
NW and 7-BAR LOOP RD NW containing
approximately **5.6135** acre(s). **(B-14)**

On November 13th, 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 for a subdivision creating two new tracts (B-5-A-1-A at 0.9999-acres in size and B-5-A-1-B at 4.613-acres in size) from the original Tract B-5-A-1 of the Cottonwood Mall Subdivision.
2. The subject property is zoned MX-M (Mixed-Use – Medium Intensity Zone District), located at 10000 Coors Bypass Blvd NW. This site is governed by an Approved Site Development Plan approved by the Environmental Planning Commission (EPC) and the IDO/DPM where the Site Plan is silent.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are 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. The Subject Property is within the Coors Boulevard Character Protection Overlay zone (CPO-2), The Cottonwood Employment Center, Major Transit Corridor (MT) and has a proposed Bike Lane on Seven Bar Loop Rd NW.
6. An Archaeological Certificate of No Effect has been provided in the application submittal for this request.
7. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor 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. This request complies with these criteria.
8. Per 6-6(K)(2)(I), the applicant shall record the 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.
9. The Applicant confirmed that no parking spaces were being removed by this platting action.

CONDITIONS

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

- a. The Application number must be added to the Plat.
- b. The AGIS DXF file and proof of approval must be provided.
- c. 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 **DECEMBER 2ND, 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.

Official Notice of Decision

Project # PR-2024-010949 Application# SD-2024-00159

Page 3 of 3

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 L. Lucero, Jr.

Robert L. Lucero, Jr. (Nov 14, 2024 18:28 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

CIS – Cartesian Surveys, Inc., P.O Box 44414, Rio Rancho, NM 87174







PR-2024-010949 November 13th, 2024 Notice of Decision

Final Audit Report

2024-11-15

Created:	2024-11-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-dQ1UCByWONXqtsT_GMxgaQsPGiAn_yU

"PR-2024-010949 November 13th, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-11-15 - 1:04:33 AM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature
2024-11-15 - 1:04:38 AM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)
2024-11-15 - 1:27:01 AM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.
2024-11-15 - 1:28:54 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
Signature Date: 2024-11-15 - 1:28:56 AM GMT - Time Source: server
-  Agreement completed.
2024-11-15 - 1:28:56 AM GMT