

**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

Clearbrook Investments, Inc.
8801 Jefferson St. NE, #A
Albuquerque, NM 87113

Project# PR-2019-003169
Application#
SD-2024-000151 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT 401 UNIT 3, ATRISCO GRANT zoned
MX-M located on **SAGE RD NW** between
COORS RD AND 75TH ST containing
approximately **9.56** acre(s). (L-10)

On October 30th, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a Final Plat to subdivide 1 tract a total of 9.9596 acres in size into 4 tracts and 77 lots, grants easements as depicted on the Plat, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2019-003169/SD-2023-00132), was approved by the DHO on October 11th, 2023.
3. An Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List with the Preliminary Plat was recorded and included with the Final Plat application submittal.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
5. The subject property is zoned MX-M (Mixed-Use Moderate Intensity Zone District). Future development must be consistent with all relevant standards.

6. Per 6-6(L)(2)(d)(8), the applicant shall then record the final 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 final plat, or the subdivision shall be voided.

CONDITIONS

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

Water Authority:

- a. Addition of the general Water Authority easement language, which must be added to the plat cover, and removal of the dimension of the waterline easement, noting it is a blanket easement on Tract D.

Planning:

- b. Easement #3 must be removed from Tract D.
- c. The application number must be corrected.
- d. The AGIS DXF file must be submitted.
- e. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

Sincerely,



[Brennon Williams \(Nov 4, 2024 16:52 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/jr

The Group / Ron Hensley, 300 Branding Iron Rd. SE, Rio Rancho, NM 87124







PR-2019-003169_October_30_2024-Notice of Decision_DHO

Final Audit Report

2024-11-04

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