

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION

CCP Paseo I LLC & CCP Paseo II LLC
6191 State HWY 161 Suite 100
Irving, TX 75038

Project# PR-2021-005508

Application#

**MINOR_PLAT-2025-00013 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of: **Lot/Tract A1A1, PLAZA
AT PASEO DEL NORTE** zoned **MX-M**, located
at **9311 COORS BLVD NW between PASEO
DEL NORTE AND IRVING BLVD NW** containing
approximately **25.9731** acre(s). **(C-13)**

On August 27, 2025, 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 an existing tract, Tract A-1-A-1, Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, into five new tracts: Tracts A-1-A-1-A at 18.1155-acres in size, A-1-A-1-B at 1.4680-acres in size, A-1-A-1-C at 1.3360 acres in size, A-1-A-1-D at 1.3139 acres in size, and Track A-1-A-1-E at 3.7397 acres in size (the total size of the subject property is 25.9731 acres in size). As part of the subdivision, additionally water and sewer easements are granted and depicted on the Plat.
2. The subject property is zoned MX-M (Mixed-Use – Moderate Intensity). Future development must be consistent with the IDO and the DPM requirements.

3. The subject property is located within Character Protection Overlay Zone (CPO-2), and is also located within the boundaries of the Northwest Mesa Community Planning Area (CPA), a Major Transit Corridor and the Coors/Paseo Del Norte Activity Center.
4. 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 this criterion.
5. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
6. Per 6-6(K)(2)(I), the applicant shall record the final 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. The applicant shall provide the City a digital copy of the recorded plat.
7. Per Subdivision of Land – Minor - 6-6(K)(2)(k) the date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
8. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.

CONDITIONS

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

Hydrology

- a. Add Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

Planning

- b. The plat must include a note stating the approved waiver on this property, along with the date of approval by the Development Hearing Officer (DHO).
- c. The application number must be added to the Plat.
- d. The AGIS office must approve the DXF file and proof of approval must be provided.

- e. The date of the DHO approval shall be recorded on the Plat.
- f. Please make sure to include the parking calculations table submitted on the Site Sketch for reference.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **SEPTEMBER 15TH, 2025**. 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 electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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,

Brennon Williams

[Brennon Williams \(Sep 4, 2025 14:09:06 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174







PR-2021-005508 August 27, 2025 Notice of Decision - DHO (Plat)

Final Audit Report

2025-09-04

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