

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
December 17, 2025

Pulte
7601 Jefferson St. NE, Suite 320
Albuquerque, NM, 87109

Project# PR-2024-010189
Application#
MJRFNL_PLT-2025-00004 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract N1, WATERSHED SUBDIVISION
zoned **PC**, located at **9601 TIERRA PINTADA**
BLVD NW between ARROYO VISTA BLVD and
TIERRA PINTADA BLVD containing
approximately **60.0** acre(s). (**H-08, J-07, J-08**)

On December 17, 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 for a Final Plat subdividing existing the Tract N-1-B of the Watershed subdivision 60.08 acres in size into; 213 lots, private and public easements, pedestrian and vehicular easements as depicted on the Plat.
2. The property is zoned PC (Planned Community) within the Westland Framework Plan. On August 21, 2025, the Environmental Planning Commission (EPC) recommended approval of FP-2025-00003 to amend the Framework Plan land use designation from Education to Residential on the subject property for this request. City Council adopted Enactment No. R-2025-082 on November 15, 2025, officially changing the land use designation to Residential.

3. On August 21, 2025, the EPC approved the Major Amendment to the Site Plan—EPC (SP-2025-00053), which added one lot to the southeast corner of the site, increasing the total number of lots from 212 lots to 213 lots within Tract N-1-B of the Watershed subdivision (approximately 60.08 acres). The corresponding Major Preliminary Plat amendment was approved by the DHO on September 10, 2025, and final sign-off by Development Facilitation Team (DFT) staff was completed on September 17, 2025.
4. The subject property was approved on May 21, 2025 by the DHO for a Major Preliminary Plat per Major_PLT-2025-00003.
5. On April 23, 2025, the DHO approved vacation of easements and associated waivers for the subject property; VAC-2025-00016, 17 and DHOWVR-2025-00006 through -00010.
6. On March 20, 2025, the EPC approved Project #2025-011387, SI-2025-00040, which includes the subject property.
7. Per 6-6(L)(3)(b) of the IDO, a Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval. This request meets the criterion.

CONDITIONS

Final Sign-off of the Plat by DFT staff is conditions as follows:

- a. Prior to final sign-off of the Plat, the Albuquerque Geographic Information System (AGIS) office must approve the DXF file and proof of approval must be provided.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Dec 24, 2025 16:00:38 PST)

Robert L. Lucero Jr.,
Development Hearing Officer

RLL/am/jr

Bohannon Huston Inc., 7500 Jefferson St NE, Albuquerque, NM 87109







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Final Audit Report

2025-12-25

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-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
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