

**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

Design Development Group, LLC
8504 Waterford P. NE
Albuquerque, NM 87122

Project# PR-2022-006568
Application#
SD-2025-00007 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LOTS 4 AND 5, NORTH ALBUQUERQUE
ACRES zoned R1-C, located at 9200 WILSHIRE
AVE. NE BETWEEN VENTURA AND
HOLBROOK containing approximately 1.99
acre(s). (C-20)**

On February 26th, 2025, the Development Hearing Officer (DHO) held a public meeting 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 to subdivide two existing lots (Lots 4 & 5, Block 16, Tract 3, Unit 3, North Albuquerque Acres) into eight lots, grants easements as depicted on the Plat, and dedicate right-of-way to the City of Albuquerque as depicted on the Plat.
2. On March 13th, 2024, the Development Hearing Officer (DHO) approved a Preliminary Plat and an associated Infrastructure List per PR-2022-006568 / SD-2023-00147.
3. The property is zoned R-1A (Residential – Single-Family). Future development must be consistent with the underlying zone district and the IDO/DPM.
4. The Final Plat is consistent with the approved Preliminary Plat (SD-2023-00147), and includes/addresses all changes, conditions, and requirements contained in the Preliminary Plat approval per 6-6(L)(3)(b) of the IDO, provided the findings and conditions of approval of this request are met.
5. 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.

6. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
7. 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.
8. The landscaping as depicted on the landscape exhibit titled 'Wall Schematic' must be planted, with a dripline irrigation system installed/provided within the Landscape Terraces depicted on the landscape exhibit, prior to the issuance of the Building Permit for each residential dwelling on lots 1 through 4. A dripline irrigation system is required to operate for a minimum of 24 months after the planting of landscaping in the Landscape Terraces as depicted on the landscape exhibit, after which hand-watering is acceptable. A copy of the recorded Plat, this Notice of Decision, the landscape exhibit, and the wall exhibit titled 'Wall Plan DHO Exhibit' should be included with future Building Permit submittals.
9. An As-Built of the wall construction as depicted on the wall exhibit titled 'Wall Plan DHO Exhibit' must be provided prior to the issuance of the first Building Permit for a residential dwelling on the subject property of this Plat to confirm that the construction matches the wall exhibit, or matches any changes in the design of the wall in concurrence with the neighbors per Condition "d" of the Preliminary Plat. The As-Built must be sealed and signed by a design professional licensed in the State of New Mexico.

CONDITIONS

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

- a. The application number of the Plat must be corrected to SD-2025-00007.
- b. Proof of approval of the AGIS DXF file must be submitted.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Mar 4, 2025 15:18 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jr

THE Group, 300 Branding Iron Rd. SE, Rio Rancho, NM 87124







PR-2022-006568 February 26th, 2025 Notice of Decision - DHO

Final Audit Report

2025-03-04

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"PR-2022-006568 February 26th, 2025 Notice of Decision - DHO" History

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