

**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

Pulte Homes of New Mexico, Inc.
7601 Jefferson St. NE Suite 320
Albuquerque, NM 87109

Project# PR-2021-004968
Application#
SD-2024-00167 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

TRACT B-1-A-2, LA CUENTISTA, PHASE 1
zoned **R-ML**, located between **FRAMBUESA**
RD and AZUCENA PL NW containing
approximately **16.2426** acre(s). **(C-10)**

On January 8th, 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 of Phase IV for the La Cuentista Subdivision to create 72 lots and 11 tracts and grant easements as depicted on the Plat.
2. The Preliminary Plat was approved by the Development Review Board (DRB) on March 30, 2022 per PR-2021-004968 / SD-2021-00260. The DRB-approved Preliminary Plat was initially extended on March 22, 2023 by the Development Hearing Officer (DHO), and was extended for a second time by the DHO on January 10, 2024 (to January 29, 2025).
3. The property is zoned R-ML (Residential - Multi-family Low Density). 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-2021-00260), and includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
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.

CONDITIONS

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

- a. Agis DXF file must be submitted prior to final sign off by DFT staff.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Jan 14, 2025 20:58 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jb/jr

Bohannon Huston, Inc. – 7500 Jefferson Street NE, Albuquerque, NM 87109







PR-2021-004968 January 8th, 2025 Notice of Decision

Final Audit Report

2025-01-15

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