

**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

Butterfly Holdings LLC
409 NM Hwy. 528 NE
Rio Rancho, NM 87124

Project# PR-2023-008374
Application#
SD-2024-00163 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**NE Corner Tr 310; The N'ly Ports of TS 308,
309 & 310; Tr Comprising Por TR 310, UNIT
8 ATRISCO GRANT zoned MX-T, located at
5720 MIAMI RD NW containing
approximately 5.4683 acre(s). (H-11)**

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 to subdivide 4 existing lots a total of 5.4683 acres in size into 55 lots, grants easements as depicted on the Plat, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
2. The Preliminary Plat was approved by the Development Hearing Officer (DHO) on May 8th, 2024 per PR-2023-008674 / SD-2024-00056.
3. A Vacation of Public Easement for a 142-foot x 52-foot PNM and MST&T easement recorded on October 8th, 1965 was approved by the DHO on May 8th, 2024 per PR-2023-008674 / SD-2024-00077. The vacated easement is depicted on the Plat.
4. The property is zoned MX-T (Mixed-Use – Transition Zone District). Future development must be consistent with the underlying zone district and the IDO/DPM.

5. The Final Plat is consistent with the approved Preliminary Plat (SD-2024-00056), and includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
6. An Infrastructure List (IL) was approved by the DHO on May 8th, 2024 per PR-2023-008674 / SD-2024-00056. An amended IL reducing the width of Marlin Street and Wahoo Street from 28-feet in width to 26-feet in width was approved administratively by the Development Facilitation Team (DFT) and the City Engineer on August 7th, 2024 per PR-2023-008674 / SD-2024-00122, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) was submitted with the Final Plat application submittal.
7. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
8. 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. Project and application numbers must be added to the Plat.
- b. AGIS DXF file must be submitted prior to final sign off by DFT staff.
- c. Date of DHO approval shall be recorded on the Plat.
- d. Provide documentation/exhibits for the wall material and design addressing 5-7(E) of the IDO, having been sealed and signed by a design professional licensed in the State of New Mexico.
- e. Modify label addressing 'Condition "C"' of the Preliminary Plat approval to reflect the exact language of the condition. This note must be added to Sheet 4 of the Plat.
- f. Provide documentation showing the solid gate design and its location in the wall to provide access to the trail from the neighborhood.

Official Notice of Decision

Project # PR-2023-008374 Application# SD-2024-00163

Page 3 of 3

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Jan 14, 2025 20:54 MST)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jr

Tierra West LLC, 5571 Midway Park PL. NE, Albuquerque, NM 87109







PR-2023-008674 January 8th, 2025 Notice of Decision

Final Audit Report

2025-01-15

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