

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

Two Rivers LLC
5800 San Francisco Rd NE
Albuquerque, NM, 87121

Project# PR-2018-001681
Application#
MAJOR_PLT-2025-00008 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 52, TOWN OF ATRISCO GRANT
UNIT 2 zoned **MX-L** located at **86th ST SW**
between **86th ST SW** and **82nd ST SW**
containing approximately **6.04** acre(s). (**L-09**)

On June 25, 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 replat to dedicate right-of way to the CABQ (City of Albuquerque) along 86th St NW at .0384 acres and at the corner of Sunset Gardens Rd SW and 82nd St SW at .0010 acres.
2. A Sketch Plat (PA-2025-00085) was reviewed on April 16, 2025.
3. The subject property is in the process of a Site Plan-Administrative (SI-2024-00271) review that was last reviewed by Development Facilitation Team (DFT) staff on May 14, 2025; the Site Plan is a proposal for two 3-story apartment buildings with amenities to include a pool and a clubhouse.
4. 6-6(L)(3)(a) A Preliminary Plat 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. All signatures from the surveyor, property owner(s), the City Surveyor, are provided on the Preliminary Plat.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. A Determination was approved with this request to allow the landscape buffer to remain at its current width.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Planning

- a. An Infrastructure List (IL) was included with the submittal. Before final sign-off of the Final Plat, a recorded Infrastructure Improvements Agreement based on the approved IL must be submitted.
- b. The project and application numbers must be added to the Plat and Infrastructure List (IL).
- c. The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k).

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 14TH, 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).

Official Notice of Decision

Project # PR-2018-001681 Application # MAJOR_PLT-2025-00008

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Sincerely,

Brennon Williams

[Brennon Williams \(Jun 30, 2025 16:51 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Tierra West, 5571 Midway Park Pl NE, Albuquerque, NM 87109







PR-2018-001681 June 25, 2025 Notice of Decision - DHO

Final Audit Report

2025-06-30

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