

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

Albuquerque Public Schools  
P.O. Box 25704  
Albuquerque, NM, 87125

**Project# PR-2024-010189**  
**Application#**  
**MAJOR\_PLT-2025-00003 PRELIMINARY PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**TRACT N1B, WATERSHED SUBDIVISION**  
zoned **PC**, located on **ARROYO VISTA**  
**between GATEWAY LANE and TIERRA**  
**PINTADA** containing approximately **60.08**  
acre(s). (**H-08, J-07, J-08**)

On May 21, 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 Preliminary Plat, subdividing existing the Tract N-1-B of the Watershed subdivision 60.08 acres in size into; 212 lots, private and public easements, pedestrian and vehicular easements as depicted on the Plat.
2. The subject property was reviewed for a Sketch Plat by the Development Facilitation Team (DFT) on April 17th, 2024 per PR-2024-010189, PS-2024-00070.
3. On March 20, 2025, the Environmental Planning Commission (EPC) approved PR-2025-011387, SI-2025-00040, a Site Plan - EPC which includes the subject property. A Notice of Decision has been issued for the final sign-off of the Site Plan by DFT staff.
4. A Bulk Land Plat of the subject property was approved by the DHO on April 9th 2025 per PR-2024-010189, BULK\_PLT-2025-00001 and was recorded on May 13th, 2025.

5. Vacation Easement depicted on this Plat as well as DHO Waivers listed on this Plat were approved by the DHO on April 23<sup>rd</sup>, 2025.
6. An Infrastructure List (IL) was approved with this request. A recorded Infrastructure Improvements Agreement (IIA) based on a revised IL per the conditions of approval of this request must be submitted with the Final Plat submittal prior to its placement on a future DHO agenda.
7. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major 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 these criteria.
8. All signatures from the surveyor, property owner(s), the City Surveyor, are provided on the Preliminary Plat.
9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
10. The Westland Framework Plan must be amended from ‘education’ to ‘residential’ land use prior to final sign-off of the Final Plat.
11. Coordination with NPS/OSD/PRD to identify an unpaved or crusher fine pedestrian access from Insight Lane to the Southpoint Trail Trailhead for residents of Savio Ridge prior to Final Plat approval as indicated on the EPC site plan and during the facilitated meeting.

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## **CONDITIONS**

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The Preliminary Plat was approved with the following conditions:

### Planning

- a. The DHO Waivers approved at the April 23<sup>rd</sup> DHO meeting must be listed on the Plat per 6-6(P)(2)(d) of the IDO.

- b. The date of the DHO approval, Project and application numbers shall be recorded on the Final Plat.

Water Authority

- c. Preliminary Plat approval is conditioned upon an agreed-upon Infrastructure List prior to Final Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 9<sup>TH</sup>, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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).

Sincerely,

*Robert Lucero*

[Robert Lucero \(May 30, 2025 13:18 MDT\)](#)

Robert L. Lucero

Development Hearing Officer

RLL/am/jr

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






# PR-2024-010189 May 21st, 2025 Notice of Decision - DHO

Final Audit Report

2025-05-30

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