

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION

William Galbreth Land
Development Co. LLC
4830 Juan Tabo Blvd. NE
Suite H
Albuquerque, NM 87111

Project# PR-2020-004171
Application#
MAJOR_PLT-2025-00011 AMENDMENT TO
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:
Lot/Tract N7A1, TANOAN PROPERTIES
zoned R-1D, located at **12300 SAN**
ANTONIO DRIVE NE between TENNYSON
& LOWELL containing approximately **6.653**
acre(s). (E-22)

On September 10, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a Minor Amendment to the Preliminary Plat approved by the DHO on June 12, 2024 per PR-2020-004171 / SD-2024-00098, and extended for one-year on March 26, 2025 per PR-2020-004171 / MAJOR_PLT-2025-00002.

The original Preliminary Plat request was to subdivide 1 tract (Tuscany Village, Unit II Subdivision, Tract N-7-A-1 of the Bulk Land Plat of Tanoan Properties) into 9 lots and 1 tract (N-7-A-1-A), vacate four existing easements, grant a public easement as depicted on the Plat, and dedicate 3,816-feet of right-of-way to the City of Albuquerque. This request to amend the Preliminary Plat proposes changes to the alignment of the AMAFCA access easement, which will result in minor changes to the originally proposed lot sizes.

2. The subject property is zoned R-1D. Future development must be consistent with the underlying zone district.

3. The changes proposed to the Preliminary Plat include a reduction in lot sizes within the allowable limits for a Minor Amendment per 6-4(X)(2) of the IDO, with no changes proposed to the infrastructure list (IL); no changes proposed to the easements other than to the alignment of the AMAFCA access easement; and no changes proposed to any of the notes depicted on the Preliminary Plat.
4. Signatures from the surveyor, property owner, City Surveyor, utility companies, and AMAFCA are provided on the Plat as required, with updated signatures obtained from the surveyor, property owner, City Surveyor, and AMAFCA.
5. The submittal of a Final Plat is required within one-year of the approval of the extension request for PR-2020-004171 / MAJOR_PLT-2025-00002.

CONDITIONS

The amended Preliminary Plat was approved with the following conditions:

Water (ABCWUA)

- a. On Sheet 4 of 5 please fix the leader for easement 3 to be placed on the easement instead of the property boundary as currently shown.

Planning

- b. The new application number must be added to the Plat.
- c. Date of the DHO approval must be recorded on the Plat.
- d. The AGIS office must approve the DXF file and proof of approval must be provided.

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Sep 16, 2025 16:24:05 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/mi/jr

Fierro & Company, Veronica Herrera, 3201 4th St NW Suite C., Albuquerque, NM 87107

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Final Audit Report

2025-09-16

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