

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

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

Project# PR-2024-010189
Application#
MAJOR_PLT-2025-00012 AMENDMENT TO
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract N1, WATERSHED SUBDIVISION
zoned **PC**, located at **9601 TIERRA PINTADA**
BETWEEN ARROYO VISTA Between 118 AND
TIERRA PINTADA containing approximately
60.08 acre(s). (**H-08, J-07, J-08**)

On September 10, 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 Minor Amendment to the Preliminary Plat approved by the DHO on May 21, 2025 per PR-2024-010189 / MAJOR_PLT-2025-00003. The original Preliminary Plat request was to subdivide 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. This request to amend the Preliminary Plat proposes to add one lot to the southeast corner of the subject property, increasing the total lots to 213 lots.
2. On August 21, 2025, the Environmental Planning Commission (EPC) approved PR-2025-011387 / SP-2025-00053, Site Plan–EPC, Major Amendment. This amendment added one (1) lot in the southeast corner of the subject site, increasing the total allowed lots from 212 to 213.
3. On August 21, 2025, the EPC recommended approval to City Council of PR-2025-011387 / FP-2025-00003, Framework Plan – Text Amendment, to change the designated land use of the subject property from Education to Residential.

4. On April 23, 2025, the DHO approved Vacation Easements and DHO Waivers on the subject property.
5. The subject property is zoned PC (Planned Community). Future development must be consistent with the Westland Framework Plan and the IDO and DPM requirements for the underlying zone district where the Framework Plan is silent.
6. Signatures from the surveyor, property owner, and City Surveyor are provided on the Plat as required, with updated signatures obtained from the surveyor, property owner, and City Surveyor.
7. The submittal of a Final Plat is required within one-year of the approval of the Preliminary Plat request for PR-2024-010189 / MAJOR_PLT-2025-00003.

CONDITIONS

The amended Preliminary Plat was approved with the following conditions:

- a. All conditions from the prior Preliminary Plat (PR-2024-010189 / MAJOR_PLT-2025-00003) remain applicable.
- b. The original application number(s) and the amended application number(s) must be added to the Plat.
- c. The DHO approval date shall be noted on the Plat.
- d. Per the EPC Post Memorandum for SP-2025-00053, Site Plan–EPC, Major Amendment, all conditions from the NOD must be met, including final sign-off by DFT staff (per Conditions 1–3 of the EPC approval).

Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Sep 16, 2025 16:51:36 MDT\)](#)

Robert Lucero,
Development Hearing Officer

RLL/am/jr

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

PR-2024-010189 September 10, 2025 Notice of Decision - DHO

Final Audit Report

2025-09-16

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