

**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

Nafeesa Pashtoon
9423 Black Farm
Albuquerque, NM 87114

Project# PR-2020-003484
Application#
**SD-2024-00158 – EXTENSION OF PRELIMINARY
PLAT**

LEGAL DESCRIPTION:

For all or a portion of
**Lots 2 & 3, Block 12 Unit 3, VOLCANO
CLIFFS SUBD** zoned **R1-D** located on **Mojave
Street NW between Unser and Tesuque**
containing approximately **4.25** acre(s).
(L-10)

On February 12, 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 to extend the approval of the Preliminary Plat for PR-2020-003484 / SD-2023-00048, which was approved by the DHO on November 8, 2023, to subdivide 1 tract a total of 4.25 acres in size into 1 tract and 19 lots, grants easements as depicted on the Plat, and dedicate right-of-way to the City of Albuquerque as depicted on the Plat.
2. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing (on November 6, 2024) prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.

3. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the extension, requesting the extension for necessary time for completion of the Final Plat.
4. The property is zoned R1-D. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
5. Since the original approval, Standard Specification 1014: Sensitive Lands Preservation and Construction Mitigation was put in place. The applicant has worked with DFT, National Park, and City Open Space staff to develop a Sensitive Lands Preservation Plan. The plan outlines the placement of fencing to protect the Boca Negra Arroyo and undeveloped private land. Additionally, it includes provisions for placing 4–10-inch black basalt rock by hand in a small triangular area north of the drainage pond and on the private parcel to prevent erosion of the Petroglyph National Monument land in the event of stormwater overflow.
6. The subdivision will connect to the sewer main in the 150-foot Boca Negra Arroyo that is zoned NR-PO-B, Major Public Open Space (MPOS) through an existing manhole in that channel. The Applicant provided a plan view and trench cross sections from two planes to indicate they may bore underground with no visible disturbance of the soil of the Boca Negra Arroyo. The Applicant must get a permit from the National Park Service prior to making this connection.
7. The subdivision complies with the IDO requirements of 5-2(J)(2)(a) for subdivisions abutting Major Public Open Space by means of a 47-foot-wide tract along the property's northern boundary. The Plat shows that the westernmost portion of Tract A to a dotted line is an open space buffer. The easternmost portion of Tract A is a drainage pond. Both of these areas must have plant material approved by the Superintendent of Open Space. The middle, and longest portion of Tract A, is a single-loaded street.
8. The Applicant will build a scour wall 6 feet away from the northern property line and on the private parcel to retain stormwater on site and protect the MPOS. All development near the MPOS boundary including the scour wall shall be constructed to have the least amount of disturbance to any Major Public Open Space land. Any disturbance shall be addressed and mitigated in compliance with the IDO section 5-2 and the Standard Specifications outlined in Section 1014: SENSITIVE LANDS PRESERVATION AND CONSTRUCTION MITIGATION. When the Buffer Protection Zone is along the MPOS edge, any plantings or development must follow the site plan and associated grading plan. It is recommended that a temporary construction fence be erected to mitigate any and all disturbance on MPOS/Monument property prior to grading and construction work.
9. The grading plan complies with IDO 3-6(E) for parcels within the VPO-2 Height Restricted Sub Area, wherein, 'Building and/or structure height shall not exceed 15 feet, as measured from natural grade.' The Applicant has shown height measurements from finished grade and natural grade and established maximum building heights that do not exceed 15 feet.

10. The Applicant complies with the contextual standards of IDO 5-1(C)(2) wherein the proposed lots meet contextual standards when compared to lots on each side of Mojave.
11. The submittal of a Final Plat is required within one year of the approval of this extension request.
12. A recorded Infrastructure Improvement Agreement (IIA) based on the DFT-approved Infrastructure List must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.

CONDITIONS

The Extension of the Preliminary Plat was approved with the following conditions:

ABCWUA:

- a. Add the following note to the Cover of the: 'ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.'

Parks and Recreation:

- b. Add a note on the Plat that the parcel adjacent to the subject site "Boca Negra Arroyo (150' R/W) is zoned NR-PO-B for MAJOR PUBLIC OPEN SPACE - PETROGLYPH NATIONAL MONUMENT."

Planning:

- c. Revise the Infrastructure List Notes on Drainage to state 'City Standard Specification 1013.' Add a note to the Plat indicating DHO approval of the determination to retain a 60-foot Right-of-Way on Mojave Street.
- d. City Engineer must approve the Erosion and Sediment Control Plan addressing the sensitive lands issue to the north and that sheet must be approved by the City Engineer prior to any grading and drainage on the site AND prior to the Final Plat application.

Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Feb 18, 2025 20:38 MST\)](#)

Robert L. Lucero Jr.
Development Hearing Officer

RLL/mi/jr

The Group/Ron Hensley, 300 Branding Iron Rd. SE, Rio Rancho, NM 87124







PR-2020-003484_February_12_2025_Notice_of _Decision_DHO

Final Audit Report

2025-02-19

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