

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

Aleem Hasham
Jubilee Developments LLC

Project# PR-2022-007712
Application#
MJRFNL_PLT-2025-00001
FINAL PLAT

LEGAL DESCRIPTION:

Lot 1-A, Block 2, UNIT 26, VOLCANO CLIFFS
zoned **MX-M**, located on **PASEO DEL NORTE**
NW and Kimmick Dr. NW containing
approximately **8.2578** acre(s). **(C-11)**

On April 23rd, 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 Final Plat subdivides Tract 1-A, Block 2, Volcano Cliffs Subdivision (8.2578 acres) into 6 parcels: Tract 1-A-1 consisting of 1.0212 acres; Tract 1-A-2 consisting of 1.4696 acres; Tract 1-A-3 consisting of 0.9864 acres; Tract 1-A-4 consisting of 1.3453 acres; Tract 1-A-5 consisting of 1.2919 acres; and Tract 1-A-6 consisting of 2.1434 acres.
2. A Preliminary Plat was approved by the DHO on June 12th, 2024 per PR-2022-007712 AKA PR-2019-002663 / SD-2024-00097 and approved by the City Council on April 7th, 2025, accepting the Land Use Hearing Officer's recommendation and findings to deny the appeal of the Preliminary Plat per AC-24-28 and uphold the June 12th, 2024 DHO decision of approval.
3. The Final Plat is consistent with the approved Major Preliminary Plat (SD-2024-00097), and includes all changes, conditions, and requirements contained in the Preliminary Plat approval per 6-6(L)(3)(b) of the IDO.

4. The Final Plat application was timely submitted April 14th, 2025, and was a complete application.
5. Per 6-6(L)(2)(d) of the IDO, the applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
6. Should Valiente Road be constructed along the southern boundary of the subject property, the construction of the entirety of Valiente Road along the southern boundary of the subject property will be tied to any future site development on Tracts 1-A-2, 1-A-4, or 1-A-6 as depicted on the Plat.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:

- a. The application number (MJRFNL_PLT-2025-00001) must be added to the Plat.
- b. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning.
- c. The date of the DHO approval date must be added to the Plat.
- d. The current owner of the subject property, Jaymini Hasham of Jubilee Developments LLC, must sign the Plat.

Sincerely,

Brennon Williams

Brennon Williams (Apr 27, 2025 16:18 MDT)

Brennon Williams

Development Hearing Officer

BW/jr

Modulus Architects., 8220 San Pedro Dr. NE, Suite 520, Albuquerque, NM 87113


PR-2022-007712 April 23rd, 2025 Notice of Decision - DHO


Final Audit Report


2025-04-27


Created:	2025-04-27
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