

**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**

JLM Living / Bedrock Investors  
3839 Bee Caves Rd, Suite 205  
Austin, TX 78746

**Project# PR-2023-009652**  
**Application#**  
**SD-2025-00008 PRELIMINARY PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**W. PORTION OF TRACT 1,**  
**UNPLATTED/PARADISE HILLS** zoned **MX-T**  
located between **AVENIDA DE JAIMITO** and  
**PASEO DEL NORTE** containing approximately  
**19.7** acre(s). **(C-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 to incorporate 72,213 square feet or 1.6 acres of vacated right-of-way for Avenida de Jaimito NW into the Westerly Portion of Tract 1, Summary Plat, 68.75-acre tract & 66.15-acre tract, Paradise Hills, Town of Alameda Grant; and dedicate 67,726 square feet or 1.55 acres to the City of Albuquerque for the future Woodmont Avenue NW right-of-way.
2. The vacation of right-of-way of Avenida de Jaimito NW was recommended for approval by the DHO on November 13th, 2024 per PR-2023-009652 / SD-2024-00148 and approved by the City Council on January 6th, 2025 per EC-24-276.
3. The subject property is zoned MX-T. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
4. An Archaeological Certificate of No Effect was submitted with this request.
5. A Sensitive Lands Analysis was submitted with this request; no sensitive lands were identified in the Analysis.

6. Per Table 6-1-1 of the IDO, public notice for the application have been satisfied by the Applicant prior to this submittal.
7. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

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## CONDITIONS

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The Preliminary Plat was approved with the following conditions:

ABCWUA:

- a) Revise the easement geometry designated for the turnaround to include a 40' radius at both corners entering the easement.
- b) Change the language of the proposed easement to include a public waterline easement as well and remove the generic term for utilities to make this exclusive to public water and public sanitary sewer along this corridor regarding underground utilities.

Planning:

- c) Project and application numbers must be added to the Plat.
- d) The name/title of the Plat must be clarified prior to the acceptance of the Final Plat and placement on a DHO agenda.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 3<sup>RD</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.

Official Notice of Decision

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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 L. Lucero, Jr.*

[Robert L. Lucero, Jr. \(Feb 18, 2025 20:39 MST\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/jr

Consensus Planning, Inc., 302 8<sup>th</sup> Street, Albuquerque, NM 87102







# PR-2023-009652\_February\_12\_2025\_Notice\_of \_Decision\_DHO

Final Audit Report

2025-02-19

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