

**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

Pulte Group
7601 Jefferson St. NE, Suite 320
Albuquerque, NM 87109

Project# PR-2018-001560
Application#
SD-2023-00156 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-2 PLAT OF TRACT A-1 AND A-2
HOFFMANTOWN BAPTIST CHURCH SITE,
HOFFMANTOWN zoned R1-C, located on
HARPER RD between VENTURA ST and
WYOMING BLVD containing approximately
14.0 acre(s). (E-20)**

On August 23, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This request subdivides an existing tract (Tract A-2 of the Hoffmantown Baptist Church Site) a total of 14.071 acres in size into 39 lots, grants/vacates easements as depicted and noted on the Plat, and dedicates right-of-way as depicted and noted on the Plat.
2. The property is zoned R-1C. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved by the Development Review Board (DRB) on March 1, 2023 per PR-2018-001560 / SD-2022-00172 with the Preliminary Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The Final Plat is consistent with the DRB-approved Preliminary Plat (SD-2022-00172).

5. The DRB-approved Preliminary Plat required per Finding #7 that Development Facilitation Team (DFT) final sign-off for the Environmental Planning Commission (EPC) Site Plan – Major Amendment and Site Plan – EPC approvals per PR-2018-001560 / SI-2022-02318 / SI-2022-02414 be completed prior to final sign-off of the Final Plat. DFT staff approved the final sign-off per PR-2018-001560 / SI-2023-00554, and fully signed the Site Plan. Therefore, Finding #7 of the Preliminary Plat has been addressed.

Sincerely,

Ronald R. Bohannon

Ronald R. Bohannon (Aug 29, 2023 06:49 MDT)

Ronald R. Bohannon

Development Hearing Officer

RRB/jr

Bohannon Juston, Inc. (Yolanda Padilla Moyer, PE), 7500 Jefferson St. NE, Albuquerque, NM 87109







PR-2018-001560_August_23_2023 - Notice of Decision

Final Audit Report

2023-08-29

Created:	2023-08-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7Nodp2dD-1cn7IF3lmdofaGevGdQuwAg

"PR-2018-001560_August_23_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-08-28 - 7:36:43 PM GMT- IP address: 198.206.237.4
-  Document emailed to 7868rrb@gmail.com for signature
2023-08-28 - 7:37:14 PM GMT
-  Email viewed by 7868rrb@gmail.com
2023-08-29 - 12:49:42 PM GMT- IP address: 50.193.232.49
-  Signer 7868rrb@gmail.com entered name at signing as Ronald R. Bohannan
2023-08-29 - 12:49:55 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannan (7868rrb@gmail.com)
Signature Date: 2023-08-29 - 12:49:57 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2023-08-29 - 12:49:57 PM GMT