

**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

Two River LLC
5800 San Francisco Rd. NE
Albuquerque, NM 87109

Project# PR-2018-001681
Application#
SD-2023-00106 – PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of
TRACT 52 UNIT 2, ATRISCO GRANT zoned
MX-L located at on **SUNSET GARDENS RD**
SW between **86th ST SW** and **82nd ST SW**
containing approximately **6.04** acre(s). **(L-9)**

On June 28, 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 is a request for a replat to dedicate 1,672 square feet of right-of-way along 86th Street NW and 43 square feet of right-of-way at the corner of Sunset Gardens Road SW and 82nd Street SW to the City of Albuquerque from an existing tract (Tract 52 Unit 2, Atrisco Grant), creating a new tract (Tract 52-A). The total area of the tract is 6.04 acres in size.
2. The property is zoned MX-L (Mixed Use Low intensity). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. The submittal of a Final Plat is required within one year of Preliminary Plat approval.
4. The project and application numbers must be added to the Infrastructure List and Plat prior to final sign-off.

5. 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.
6. The Final Plat must include all utility, AMAFCA, City Surveyor, surveyor, and owner(s) signatures.
7. The Applicant provided the required notice as outlined in the IDO Table 6-1-1.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 17, 2023**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a 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 permits 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,



David S. Campbell
Development Hearing Officer

DSC/lis

Tierra West LLC, 5571 Midway Park Pl, NE, Albuquerque, NM 87109






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Final Audit Report

2023-07-04

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