

**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**

Dr. Horton Inc. - Tonya Buxton  
8400 Wyoming Blvd. NE, Suite A  
Albuquerque, NM 87113

**Project# PR-2019-002411**  
**Application#**  
**SD-2023-00042 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**TRACT FD1 UNIT 1, ASPIRE SUBDIVISION**  
zoned **R-1A**, located at **118TH ST SW**  
**between AMOLE MESA AVE and COLOBEL**  
**ABEL SW** containing approximately **27.48**  
acre(s). **(N-08)**

On March 8, 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 subdivision of Tract FD1, Aspire Subdivision, Unit 1, into 155 lots and 17 tracts comprising a total of 27.48 acres.
2. The property is zoned R-1A (Residential-Single Family). Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
3. An Infrastructure List was approved by the DRB on November 5, 2020 per SD-2020-00102, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
4. The applicant provided the required notice as outlined in the IDO Table 6-1-1.
5. The Final Plat is consistent with the approved Preliminary Plat (SD-2020-00102).

**Conditions:**

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

- a. Application number be added to the Plat.
- b. AGIS DXF file.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 24, 2023**. 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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto: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](mailto: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 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,

*Ronald R. Bohannon*  
[Ronald R. Bohannon \(Mar 10, 2023 06:28 MST\)](#)

Ronald R. Bohannon  
Development Hearing Officer

RRB/ls

Isaacson & Arfman, Inc. (Asa Nilsson-Weber), 128 Monroe St. NE, Albuquerque, NM 87108







# PR-2019-002411-March\_8\_2023 - Notice of Decision

Final Audit Report

2023-03-10

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