

**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

Eagle Vista, LLC, Lance D. Sigmon Manager
9201 Montgomery Blvd. NE
Albuquerque, NM 87111

Project# PR-2019-002874
Application#
SD-2024-00024 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

**TRACT C, COTTONWOOD POINTE
SUBDIVISION** zoned **MX-M**, located at **9651
EAGLE RANCH BLVD NW between IRVING
BLVD and WESTSIDE DRIVE** containing
approximately **6.771** acre(s). **(B-13)**

On April 24th, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to subdivide an existing tract (Tract C, Cottonwood Point Subdivision) into two tracts (Tract C-1 at 5.0014-acres in size and Tract C-2 at 1.7698-acres in size), and grants easements as depicted on the Plat.
2. The property is zoned MX-M (Medium Intensity Zone District). Future development must be consistent with the underlying zone district.
3. The Applicant provided the required public notice as outlined in the IDO Table 6-1-1.
4. A Determination request for the landscape/buffer zone along Eagle Ranch Road NW to remain at its existing width of 3-feet was submitted with this Preliminary/Final Plat, is consistent with the existing sidewalk and landscape/buffer zone placement on the previously developed site abutting the northern boundary of the subject property along Eagle Ranch Road NW, and was approved and amended to include trees to be planted 25-feet on center along the sidewalk on Eagle Ranch Road by creating 2-foot cut-outs within the 6-foot sidewalk.

5. Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The review and decision criteria for a Subdivision of Land-Minor were met by this project per 6-6(K)(3) of the IDO.
6. Per IDO 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.
7. All signatures from the surveyor, property owner(s), the City Surveyor, Real Property Division, the utility companies, and AMAFCA are provided on the Plat.
8. An Infrastructure List (IL) is included in this application. A recorded Infrastructure Improvements Agreement (IIA) with financial guarantee based on the approved IL is required.

CONDITIONS

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

- a. The Project and Application numbers must be added to the Plat.
- b. Recorded IIA must be submitted.
- c. DXF approval from AGIS must be provided.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 10TH, 2024**. 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 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 (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 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).

Official Notice of Decision

Project # PR-2019-002874 Application# SD-2024-00024

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Sincerely,

Robert Lucero

[Robert Lucero \(Apr 29, 2024 15:08 MDT\)](#)

Robert Lucero, Esq.

Development Hearing Officer

RL/jr

WHPacific, Inc. / an NV5 Company, 6501 Americas Parkway NE, Suite 400, Albuquerque, NM 87110







PR-2019-002874 April 24th, 2024 Notice of Decision

Final Audit Report

2024-04-29

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