

**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

William E. Galbreth
4830 Juan Tabo Blvd. NE
Suite H
Albuquerque, NM 87111

Project# PR-2020-004171
Application#
MAJOR_PLT-2025-00002 EXTENSION OF
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of
LOT/TRACT N7A1, TANOAN PROPERTIES
zoned **R-1D**, located at **12300 SAN**
ANTONIO DR between LOWELL DR AND
TENNYSON ST containing approximately
6.653 acre(s). **(E-22)**

On March 26, 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 extend the approval of the Preliminary Plat for Tuscan Village, Unit II, PR-2024-004171/SD-2024-00098, which was approved by the DHO on June 12, 2024. This approval includes the associated Easement Vacations per SD-2024-00061, SD-2024-00063, SD-2024-00066 & SD-2024-00067 that were approved with the Preliminary Plat, as well as the Waivers per VA-2024-00096 and VA-2024-00098 which were approved by the DHO on April 10, 2024.
2. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing (on March 10, 2025) prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.

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3. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the extension, requesting the extension for necessary time for completion of the Final Plat, with all required criteria being met. With this extension, the Preliminary Plat shall be valid until March 26, 2026.
4. The subject property is zoned R-1D. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
5. The submittal of a Final Plat is required within one year of the approval of this extension request.
6. 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.

Sincerely,

Brennon Williams

[Brennon Williams \(Mar 31, 2025 18:29 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

Fierro and Company, 3201 4th St. NW Suite C, Albuquerque, NM 87107







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Final Audit Report

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