

**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**

Quivera Land, LLC  
1301 Cuesta Arriba Ct. NE  
Albuquerque, NM 87113

**Project# PR-2020-004457**  
**Application#**  
**SD-2023-00115 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**LOT 22, UNIT 6, VOLCANO CLIFFS  
SUBDIVISION** zoned **R-A**, located on  
**QUIVERA**, containing approximately **7.8190**  
acres. **(D-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 request subdivides an existing tract (Lot 22, Unit 6, Volcano Cliffs Subdivision) a total of 7.8190 acres in size into 23 lots.
2. The property is zoned R-A (Residential Rural and Agricultural Zone District). Future development must be consistent with the underlying zone district and the IDO/DPM.
3. The Final Plat is consistent with the approved Preliminary Plat (SD-2021-00025).

### **Conditions:**

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

- a. A note added to the Plat indicating that the Open Space Superintendent must approve landscaping in all areas designated as Open Space Buffers.
- b. Project and application numbers must be added to the Plat.

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- c. DXF file must be approved by AGIS and approval email submitted.
- d. DHO signature Block must include Hydrology and City Engineer Signature Lines.
- e. Correct the drainage easement on Lot 20 to 7-feet.

**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 15<sup>th</sup> 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](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 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

Davis Soule, PO BOX 93924, Albuquerque, NM 87199







# PR-2020-004457\_June\_28\_2023\_Notice\_of\_De cision

Final Audit Report

2023-07-04

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