

**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

Dennis & George LLC
8618 Manual Suite H
Albuquerque, NM 87109

Project# PR-2021-005151
Application#
SD-2023-00213 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT D-1 PLAT OF TRACTS D-1 E-1, UNIT 1,
AMAFCA BLACK ARROYO CHANNEL ROW
PARADISE HEIGHTS zoned MX-M, located at
10850 GOLF COURSE RD containing
approximately 7.6716 acre(s). (A-12)**

On December 6, 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 Final Plat subdivides an existing tract (Tract D-1, Paradise Heights Unit 1) into four tracts (Tract D-1-A at 2.0342-acres in size, Tract D-1-B at 1.5311-acres in size, Tract D-1-C at 2.3680-acres in size, and Tract D-1-D at 2.1530-acres in size) a total of 7.5979-acres in size, vacates and grants easements, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2021-005151 / SD-2023-00124) was approved by the DHO on August 23, 2023.
3. An Infrastructure List was approved by the Development Facilitation Team (DFT) on August 23, 2023 per PR-2021-005151 / SD-2023-00124 with the Major Preliminary Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.

4. The Final Plat is consistent with the approved Major Preliminary Plat (SD-2023-00124).
5. The review and decision criteria for a Final Plat were met per 6-6(L)(3) of the IDO.
6. The applicant completed a Sensitive Lands Analysis per IDO 5-2(C) which was included in the Preliminary Plat application submittal for PR-2021-005151 / SD-2023-00124, and confirmed that no sensitive land features exist on the subject site.

Conditions:

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

- a. The date of DHO approval must be added to the Plat.

Sincerely,



[David S. Campbell \(Dec 11, 2023 11:34 MST\)](#)

David S. Campbell
Development Hearing Officer

DSC/jr

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







PR-2021-005151_December_6_2023 - Notice of Decision

Final Audit Report

2023-12-11

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