

**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**

Red Shamrock 12, LLC  
8220 San Pedro Dr., NE, Suite 500  
Albuquerque, NM 87109

**Project# PR-2021-005597**  
**Application#**  
**SD-2023-00092 FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **X2A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3801 COORS BLVD NW** between **COORS BLVD** and **ST JOSEPH'S** containing approximately **26.5** acre(s).  
**(G-11)**

On May 10, 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 X-2-A of the University of Albuquerque Urban Center) a total of 26.4992 acres in size into 10 lots, dedicates 0.6318-acres of right-of-way as depicted on the Plat, and grants easements as depicted and noted on the Plat (A, B, C, D, E, F, G, H, I, K, L).
2. The property is zoned NR-C (Non-Residential Commercial). Future development must be consistent with the underlying zone district and the IDO/DPM.
3. An Infrastructure List was approved by the DRB on September 28, 2022, per PR-2021-005597 / SD-2022-00026, 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 Preliminary Plat (SD-2022-00026).

**Conditions:**

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

- a. Payment of pro-rata.
- b. Addition of the standard easement note.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 26, 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 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,

*Ronald R. Bohannan*

[Ronald R. Bohannan \(May 15, 2023 07:25 MDT\)](#)

Ronald R. Bohannan  
Development Hearing Officer

RRB/lis

Modulus Architects and Land Use Planning, 100 Sun Ave. NE, Suite 600, Albuquerque, NM 87109







# PR-2021-005597- May\_10\_2023 - Notice of Decision

Final Audit Report

2023-05-15

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