

**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-2024-00136 PRELIMINARY/FINAL PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of: **LOTS 1 thru 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER** zoned **NR-C**, located at **3801 COORS BLVD NW between COORS BLVD and ST JOSEPHS** containing approximately **26.5** acre(s). **(G-11)**

On September 25, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for corrections to Easements A and L on the Final Plat for PR-2021-005597 / SD-2023-00092, which was approved by the DHO on May 10, 2023 and recorded on July 11, 2023, as they were incorrectly labeled as public easements when they should have been labeled as private easements.
2. The subject property is zoned NR-C (Non-Residential Commercial). Future development must be consistent with the underlying zone district and the IDO/DPM.
3. The Applicant satisfied the public notice requirements in compliance with the IDO Table 6-1-1 prior to this submittal.

4. 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.
5. 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.

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## CONDITIONS

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

- a. A clean version of the approved Plat must be submitted, including new signatures from the owner, and City Surveyor, and a new stamp and signature from a licensed surveyor in the State of New Mexico.
- b. Project and application numbers must be added to the Plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 11TH, 2024**. 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(U) 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 Smart file 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-2021-005597 Application# SD-2024-00136

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Sincerely,

*Brennon Williams*

[Brennon Williams \(Oct 1, 2024 06:43 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jr

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







# PR-2021-005597\_Sept\_25\_2024\_Notice\_of\_Decision

Final Audit Report

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