

**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

Hutton Albuquerque Juan Tabo NM ST, LLC
20225 N. Scottsdale Rd.
Scottsdale, AZ 85255

Project# PR-2022-006673
Application#
SD-2024-00123 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**TRACT 1-A, BLOCK 101, BRENTWOOD
HILLS SUBD** zoned **MX-M**, located at **2600
JUAN TABO BLVD NE** containing
approximately **1.8004** acre(s). **(H-22)**

On August 28, 2024, 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 subdivide an existing tract into two new tracts; Tract 1-A-1 at 0.5753-acres in size, and Tract 1-A-2 at 1.2257-acres in size within Block 101, Brentwood Hills Subdivision.
2. The subject property is zoned MX-M (Mixed-Use Moderate Intensity Zone District). Future development must be consistent with all relevant standards.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
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. This request complies with these criteria.

5. Per 6-6(K)(2)(I), the applicant shall record the 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. The applicant shall provide the City a digital copy of the recorded plat.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

Conditions of Approval

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

- a) Add Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- b) Provide 4' clearance around obstacles in the sidewalk (light-pole and fire hydrant appear to encroach).
- c) Add Project and Application numbers must be added to the Plat.
- d) Provide a copy of the AGIS-approved DXF file.
- e) Add the date of the DHO approval 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 **SEPTEMBER 16TH, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 (if files are less than 9MB in size).

For files larger than 9 MB in size, please send an email to 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 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).

Sincerely,

Brennon Williams

[Brennon Williams \(Aug 30, 2024 13:36 MDT\)](#)

Brennon Williams
Development Hearing Officer

BW/rw/jr

ARCH+PLAN Land Use Consultants, LLC., P.O.Box 25911, Albuquerque, NM 87125






PR-2022-006673 August 28th, 2024 Notice of Decision

Final Audit Report

2024-08-30

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