

**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

Bedrock ABQ Investors, LLC
1880 Century Park East, Suite 1017
Los Angeles, CA 90067

Project# PR-2022-007063
Application#
SD-2024-00022 PRELIMINARY/FINAL PLAT
SD-2024-00023 VACATION OF PUBLIC
DRAINAGE EASEMENT

LEGAL DESCRIPTION:

For all or a portion of:

Lots 4 & 5, THE TRAILS UNIT 3A zoned **R-ML**,
located on **WOODMONT AVE NM** between
PASEO DEL NORTE and **WOODMONT**
containing approximately **37.077** acre(s). (**C-08, C-09**)

On February 7, 2024, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, based on the following Findings:

Preliminary/Final Plat (SD-2024-00022)

1. This is a request to replat and adjust the boundary of Tracts 4 & 5 of The Trails, Unit 3A subdivision to create Tracts 4-A and Trace 5-A, creating an east-west boundary of two lots (Lot 4-A to the south at 18.2921 acres in size and Lot 5-A to the north at 17.9852 acres in size).
2. The subject property is in the R-ML (Residential – Multi-Family Low Density) Zone.
3. The subject property had a site plan approved by the DFT on October 12, 2023 per PR-2022-007063/ SI-2023-01044. The site plan is yet to received final signatures. Condition #7 of that approval requires a final plat be approved and recorded prior to final signatures on the site plan; this application will fulfill that condition.

4. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO. The subdivision complies with all applicable provisions of the IDO, DPM, and other adopted City regulations. The reconfiguration of the lots conforms to a main access road running east and west, as configured in the approved residential Site Plan. This platting action fulfills a condition of approval of that Site Plan. The sidewalk and landscape buffer requirements, as well as other required infrastructure, were established during the site plan approval and are noted on the infrastructure list tied to that approval.
5. The applicant provided public notice in compliance with IDO Table 6-1-1.
6. Per 6-6(K)(2)(I), after approval by the DHO, 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 Plat shall be voided.

Conditions

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

- a. The Project and Application numbers must be added to the Plat.
- b. The date of DHO approval must be added to the Plat.
- c. The AGIS DXF file approval must be added to the file.

Vacation of a Public Drainage Easement (SD-2024-00023)

1. This is a request to vacate the current temporary public drainage easement located on Woodmont, south of Paseo del Norte.
2. The review and decision criteria for a Vacation of an Easement were met:
 - a. Per 6-6(M)(3)(a) of the IDO. The applicant showed that the public easement is not necessary for the public welfare. The easement was established to be temporary. With the drainage improvements taking place for the residential site plan, the need for this temporary drainage easement is eliminated.
 - b. Per 6-6(M)(3)(b) of the IDO, the applicant showed there is a net benefit to the public welfare made possible by the vacation. The construction of the permanent drainage improvements to replace temporary drainage will be more beneficial to the public welfare. There is no detriment resulting from the Vacation. No substantial property right is being abridged.

Official Notice of Decision

Project # PR-2022-007063 Applications# SD-2024-00023, SD-2024-00022

Page 3 of 3

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **FEBRUARY 26th, 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 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 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. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Feb 12, 2024 14:42 MST)

Ronald R Bohannon, P.E.

Development Hearing Officer

RRB/jw

Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102

PR-2022-007063 February 7, 2024 Notice of Decision

Final Audit Report

2024-02-12

Created:	2024-02-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_9upzXp2nVLKtiRAzE9Pd9LtVkAN0U6Y

"PR-2022-007063 February 7, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-02-12 - 7:31:17 PM GMT- IP address: 143.120.132.76
-  Document emailed to Ronald R. Bohannon (7868rrb@gmail.com) for signature
2024-02-12 - 7:31:21 PM GMT
-  Email viewed by Ronald R. Bohannon (7868rrb@gmail.com)
2024-02-12 - 9:42:00 PM GMT- IP address: 50.193.232.49
-  Signer Ronald R. Bohannon (7868rrb@gmail.com) entered name at signing as Ronald R. Bohannon,P.E.
2024-02-12 - 9:42:46 PM GMT- IP address: 50.193.232.49
-  Document e-signed by Ronald R. Bohannon,P.E. (7868rrb@gmail.com)
Signature Date: 2024-02-12 - 9:42:48 PM GMT - Time Source: server- IP address: 50.193.232.49
-  Agreement completed.
2024-02-12 - 9:42:48 PM GMT