

**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

RSF Land & Cattle Company LLC
4801 Lang Ave. NE Suite 210
Albuquerque, NM 87109

Project# PR-2022-007100
Application#
SD-2023-00038 – PRELIMINARY PLAT

LEGAL DESCRIPTION:

**TRACT MM-1B TRACTS MM-1-A & MM-1-B,
SEVEN BAR RANCH zoned MX-M located on
SEVEN BAR LOOP NW between
COTTONWOOD DR NW and OLD AIRPORT AVE
NW containing approximately 3.7193 acre(s).
(B-14)**

On March 22, 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 Preliminary Plat subdivides an existing Tract (Tract MM-1-B of the Seven-Bar Ranch subdivision) into two tracts (Tract MM-1-B-1 and Tract MM-1-B-2) a total of 3.7193 acres in size, and grants easements as depicted on the Plat.
2. The submittal of a Final Plat is required within one year of Preliminary Plat approval.
3. The property is zoned MX-M. Future development must be consistent with the underlying zone district and the IDO/DPM requirements.
4. An Infrastructure List was approved with this Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement must be submitted prior to the acceptance of a Final Plat and placement on a DHO agenda.
5. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

Official Notice of Decision

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 7, 2023**. 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,

A handwritten signature in black ink, appearing to read "David S. Campbell". The signature is fluid and cursive, with the first name "David" and last name "Campbell" clearly distinguishable.

David S. Campbell
Development Hearing Officer

DSC/lis

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







PR-2022-007100_March_22_2023 - Notice of Decision

Final Audit Report

2023-03-24

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