

**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-2023-00173 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

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

On September 27, 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 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. A Preliminary Plat for this project (PR-2022-007100 / SD-2023-00038) was approved by the DHO on March 22, 2023.
3. An Infrastructure List was approved by the Development Facilitation Team (DFT) on March 22, 2023 per PR-2022-007100 / SD-2023-00038 with the Major Preliminary Plat, 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 Major Preliminary Plat (SD-2023-00038).
5. The review and decision criteria for a Final Plat were met per 6-6(L)(3) of the IDO.
6. The applicant completed a Sensitive Lands Analysis per IDO 5-2(C), and confirmed that no sensitive land features exist on the subject site.
7. Along Old Airport Rd NW, the Applicant is proposing a 4-foot landscape buffer, expanding to 5 feet around trees; a 4-foot clear distance for ADA access would be maintained. The request is justified per 6-6(P)(3) of the IDO because of the two utility easements located on the inside of the sidewalk, preventing widening of the ROW for a landscape buffer.

Conditions:

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

- a. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted.
- b. Landscaping and cutouts along Cottonwood Dr. NW to be determined.

Sincerely,



David S. Campbell
Development Hearing Officer

DSC/jr/ha

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







PR-2022-007100_September_27_2023 - Notice of Decision

Final Audit Report

2023-09-30

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