PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTICE OF DECISION
February 11, 2026

CSDCPC RioGafa LLC
7320 E Deer Valley Rd. Suite 1106
Scottsdale, AZ 85255-7453

Project# PR-2022-007141
Application#
MINOR_PLT-2026-00003 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:
For all or a portion of:
Lot/Tract B1, HERITAGE MARKETPLACE zoned **MX-L**, located at **1700 Unser Blvd NW between UNSER BLVD NW and HANOVER RD NW** containing approximately **9.054** acre(s). **(J-09, H-10, J-10, H-09)**

On February 11, 2026, 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 (Tract B-1, Heritage Marketplace) into two tracts (Tract B-1-A at 7.7154-acres in size and Tract B-1-B at 1.3415-acres in size). The subject property is located at 1700 Unser Blvd. NW.

2. The subject property is zoned MX-L (Mixed-Use – Low Intensity Zone District).

3. The application is being reviewed according to the IDO effective April 2025, and the DPM; the Environmental Planning Commission (EPC) approved a project on the subject property on June 26, 2025, under PR-2025-00041, a Site Plan EPC Major Amendment, removing Tract B, legally described as Tract B-1, Plat of Tract B-1, Heritage Marketplace (a replat of Tract B, Heritage Marketplace), consisting of approximately 9.1 acres, from the controlling Site Plan for Subdivision for Heritage Marketplace.

4. Per 6-6(K)(2)(l), 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. The Applicant shall provide the City a digital copy of the recorded Plat.

5. Per 6-6(K) 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 this criterion.

6. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.

7. All signatures from the surveyor, property owner(s), utilities, AMAFCA, and the City Surveyor, are provided on the Preliminary Plat.

8. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.

CONDITIONS

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

a. The application number must be added to the Plat.

b. The date of DHO approval shall be recorded on the Plat.

c. A copy of the AGIS-approved DXF file must be submitted.

d. Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist

e. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MARCH 2, 2026.** 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(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to ABQ-PLAN (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at ABQ-PLAN (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

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 (Feb 17, 2026 18:35:07 MST)

Brennon Williams
Development Hearing Officer

BW/jr

Bohannan Huston, Inc., 7500 Jefferson St. NE, Albuquerque, NM 87109

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Final Audit Report 2026-02-18

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