



MODULUS ARCHITECTS & LAND USE PLANNING, INC.

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August 19, 2024

David Campbell
Development Hearing Officer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Dear Mr. Campbell,

Subject: Justification for Major Final Platting Action – Project# PR-2022-007712 AKA PR-2019-002663 for property legally described as 1-A-1 thru 1-A-6, Block 2, Volcano Cliffs Subdivision, Unit 26 - (SWC of Paseo Del Norte NW and Kimmick Drive NW)

The purpose of the letter is to transmit the request for a Final Plat approval for the property legally described as *Tracts 1-A-1 thru 1-A-6, Block 2, Volcano Cliffs Subdivision, Unit 26*. This letter will demonstrate how the proposed platting action request meets the review and decision criteria outlined in 6-6(L)(3) of the City of Albuquerque's Integrated Development Ordinance (IDO).

A Preliminary Plat application was approved with conditions on June 12, 2022 (SD-2024-00097). The intention of this Final Plat is to subdivide one legal parcel (8.2545-acres) and reconfigure it into six individual legal parcels and grant easements. This application includes the Final Plat, the relevant submittal checklist requirements (Form S2- Major Subdivision Final Plat and Form PLT – Plat Pre-Approvals_Signatures) as well as the relevant and valid preceding approval documents currently in place for this parcel.

Prior to this application for Preliminary Plat, a Final Plat which legally subdivided this 8.254-acre parcel from a larger legal parcel of 18.2557 acres was approved and recorded with Bernalillo County on March 4, 2024. The Final Plat, Project# PR-2022-007712, Application# SD-2023-00127 FINAL PLAT included the relevant approval documents which have been deemed valid and current for this submittal and were included with the application for Preliminary Plat, those documents include the following:

1. Recorded Final Plat – Doc# 2024014448
2. Infrastructure Improvement Agreement (Procedure B) Doc# 2023022927
3. Signed Infrastructure List (Figure 12)
4. Letter of Credit from SLFCU in the amount of \$468,810.56
5. Development Agreement DA-R-22-25 – Albuquerque Bernalillo County Water Utility Authority
6. Water Serviceability Letter #220512
7. Archeological Certificate of No Effect
8. Hydrology Approval Letter

REVIEW AND DECISION CRITERIA

6-6(L)(3) Review and Decision Criteria - An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

Application Response: The proposed Major Preliminary Platting Action was approved on June 12, 2024. with conditions of approval. Below are the list of Conditions of Approval and how the applicant addressed them.

a. For the Water Authority: Confirm infrastructure list items are correct to serve the entire site and provide an additional private easement for proposed Tract 1-A-5, such that every lot has access to public water and public sanitary sewer infrastructure through coordination with the Water Authority.

Application Response: Additional easement line work has been proposed for Tract 1-A-5

b. Project and application numbers must be added to the Plat prior to final sign-off.

Application Response: The project number has been added. The Application Number will be included once received after submittal from the city.

c. A copy of the AGIS DXF file approval must be submitted prior to final sign-off.

Application Response: A copy of the AGIS DXF file approval will be submitted prior to final sign-off.

d. The DHO approval date shall be recorded on the Plat per IDO 6-6(L)(2)(d)(7) of the IDO.

Application Response: The DHO approval date will be recorded on the Plat once it has been approved.

The Preliminary Plat meets all criteria outlined in 6-6(L)(3)(b) of the IDO. It is consistent with the Comprehensive Plan and applicable City-adopted plans, complies with all IDO standards as well as the City of Albuquerque DPM. We respectfully request the approval of this platting action. All prior approvals that specifically apply to this property and remain current and valid have been submitted with this request for Preliminary Plat approval.

CONCLUSION

Based upon the information provided above and supporting documents, we respectfully request the DHO approval of the Final Plat. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Angela M. Piarowski, CEO/Partner

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