

**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

Group II U26 VC, LLC &
Tract 5 U26, LLC
4112 Blue Ridge Pl. NE &
5700 University Blvd. SE, Suite 310
Albuquerque, NM 87110 & 87106

Project# PR-2022-007712
Application#
SD-2024-00019 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

5 & 1 BLOCK 6 & 2 UNIT 26, VOLCANO CLIFFS
zoned **MX-L, MX-M**, located between **ROSA**
PARK RD and **PASEO DEL NORTE NW**
containing approximately **18.23** acre(s).
(C-11)

On February 7, 2024, 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 adjusts the boundaries of Tract 1, Block 2 and Lot 5, Block 6 of the Volcano Cliffs Subdivision, creating Tract 1-A, Block 2 at 8.2545 acres in size, and Tract 1-B, Block 2 at 9.5477 acres in size, and dedicates 0.4371-acres of additional right-of-way as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2022-007712 / SD-2022-00143) was approved by the Development Review Board (DRB) on November 9, 2022. The approval was appealed to the City Council, and the Council upheld the decision on March 6, 2023 which is the final approval date of the Preliminary Plat.
3. A 1-year extension of the Preliminary Plat approval was approved by the DHO on December 6, 2023 per PR-2022-007712 / SD-2023-00218.

4. An Infrastructure List was approved by the DRB on November 9, 2022 per PR-2022-007712 / SD-2022-00143 with the Major Preliminary Plat, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.
5. The Final Plat is consistent with the approved Major Preliminary Plat (SD-2022-00143).
6. The review and decision criteria for a Final Plat were met per 6-6(L)(3)(b) of the IDO.
7. The Final Plat application was timely submitted on January 29, 2024 and was a complete application.
8. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
9. 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. Application number on the Plat must be corrected to SD-2024-00019.
- b. AGIS DXF file approval.
- c. DHO approval date must be added to the Plat.

Sincerely,

Ronald R. Bohannon, P.E.

Ronald R. Bohannon, P.E. (Feb 12, 2024 14:43 MST)

Ronald R. Bohannon, P.E.

Development Hearing Officer

RRB/jr

Consensus Planning, Inc., 302 Eighth Street, NW, Albuquerque, NM 87102







PR-2022-007712 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:	CBJCHBCAABAAuqnn2TS5K5SQuSaGkGy6cgqHLi7ctOVj

"PR-2022-007712 February 7, 2024 Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2024-02-12 - 9:25:34 PM GMT- IP address: 143.120.132.76
-  Document emailed to Ronald R. Bohannon (7868rrb@gmail.com) for signature
2024-02-12 - 9:25:38 PM GMT
-  Email viewed by Ronald R. Bohannon (7868rrb@gmail.com)
2024-02-12 - 9:42:54 PM GMT- IP address: 50.193.232.49
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2024-02-12 - 9:43:23 PM GMT- IP address: 50.193.232.49
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Signature Date: 2024-02-12 - 9:43:25 PM GMT - Time Source: server- IP address: 50.193.232.49
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