

Memorandum

To: Robert Lucero, Development Hearing Officer
From: Charlene Johnson, AICP, Senior Planner and Jim Strozier, FAICP, Principal
Date: October 20, 2025
Re: Final Plat Submittal _ PR-2023-009652 / SD-2025-0008

On February 12, 2025, the DHO approved a Preliminary Plat for the property located at the corner of Avenida de Jaimito and Unser Boulevard. This memo accompanies the Final Plat application to the DHO for review of compliance with the conditions of the Notification of Decision per IDO Section 6-6(L)(3)(b). The following is the response to conditions that are noted on the Final Plat.

PRELIMINARY PLAT CONDITIONS

ABCWUA

- a) *Revise the easement geometry designated for the turnaround to include 40-foot radius at both corners entering the easement.*

Applicant Response: Completed. The easement shows a 40-foot turnaround at both corners.

- b) *Change the language of the proposed easement to include a public waterline easement as well and remove the generic term for utilities to make this exclusive to public water and public sanitary sewer along this corridor regarding underground utilities.*

Applicant Response: Completed. An additional note was added to identify easements at Woodmont Avenue and at Unser Boulevard per discussions with David Guiterrez.

Planning

- c) *Project and application numbers must be added to the Plat.*

Applicant Response: The project and application numbers were added to the Plat. General note #5 was also added that includes Sidewalk Waiver number and the date of approval.

- d) *The name/title of the Plat must be clarified prior to the acceptance of the Final Plat and placement on a DHO agenda.*

Applicant Response: The title was modified to add clarifying detail. The title on the Final Plat is "TRACT 1A - A REPLAT OF THE WESTERLY PORTION OF TRACT 1 SUMMARY PLAT, 68.75 ACRE TRACT & 66.15 ACRE TRACT PARADISE HILLS, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"

CONCLUSION

The Applicant has provided response to conditions and has obtained the signature approvals required from utilities and City Real Property Division. We request an approval of the Final Plat and signatures from City Departments. Thank you for your review, please contact our office for additional information or comments.