

**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

Albuquerque Public Schools
P.O. Box 25704
Albuquerque, NM 87125

Project# PR-2024-010189
Application#
BULK_PLT-2025-00001 BULK LAND PLAT

LEGAL DESCRIPTION:

**TRACT N-1, CORRECTION PLAT OF TRS N-1
& N-2 WATERSHED SUBD zoned PC**
located at **9601 TIERRA PINTADA BLVD**
between **TIERRA PINTADA BLVD NW and**
ARROYO VISTA BLVD NW containing
approximately **109.9839** acre(s).
(H-08, J-08, & J-07)

On April 9, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request for a Bulk Land Plat, subdividing an existing tract, Tract N-1 of the Watershed subdivision, into Tract N-1-B at 60.0839-acres in size and Tract N-1-A at 49.9-acres in size.
2. The subject property was reviewed for a sketch plat by the Development Facilitation Team (DFT) on April 17th, 2024.
3. On March 20, 2025, the Environmental Planning Commission (EPC) voted to approve PR-2025-011387, SI-2025-00040, which includes the subject property, and was required prior to any platting action per section 6-6(l)(1)(a) of the IDO.

4. The subject property is zoned PC (Planned Community), is located at 9601 Tierra Pintada Blvd., and features the Tres Volcanes Community Collaborative School on the eastern portion of the subject property (future Tract N-1-A as depicted on the Sketch Plat). The subject property is owned by Albuquerque Public Schools (APS).
5. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
6. Per IDO 6-6(J)(2)(g), the applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.
7. Prior to the acceptance of a future platting application and placement on a DHO agenda, DFT staff must provide final sign-off of the Site Plan – EPC per Condition #3 in the Notice of Decision for the Site Plan – EPC approval for PR-2025-011387 / SI-2025-00040.
8. Future platting action will require proof that the agent provided copies of the three summary reports from archaeological investigations conducted in the area.
9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant.

CONDITIONS

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

ABCWUA

- a. Provide a 20' public waterline easement that will provide access to the public waterline for proposed Tract N-1-B across proposed Tract N-1-A configured to accommodate a public waterline connection for the proposed future development.

Planning

- b. The project and application numbers must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the Plat.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **APRIL 25THTH, 2025**. 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,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Apr 16, 2025 22:34 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/am/jr

Bohannon Huston, Inc. – 7500 Jefferson St NE, Albuquerque, NM 87109

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Final Audit Report

2025-04-17

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