

**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

Las Ventanas NM, Inc.
8330-A Washington Place NE
Albuquerque, NM 87112

Project# PR-2024-010329
Application#
PLT-2025-00014 MINOR PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT/TRACT 97B, MAP 34 TR 97B zoned R-A,
located at **2611 Rio Grande Blvd NW**
containing approximately **0.9042** acre(s).
(G-12)

On May 7th, 2025 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 request is to subdivide an existing tract into three tracts from the existing Tract 97-B, and to grant private access and public utility easements as well as a ABCWUA public water and public sanitary sewer easement.
2. Per 6-6(K)(3) 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 the IDO section 6-6(K)(3) decision criteria.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. Per 6-6(K)(2)(I), 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.

CONDITIONS

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

Planning

- a. The application number must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Plat.
- c. The AGIS office must approve the DXF file and proof of approval must be provided.
- d. After DHO approval and final sign off, a recorded copy of the plat must be sent to City staff as indicated.
- e. A recorded Infrastructure Improvements Agreement (IIA) must be submitted.

Water Authority

- f. Relocate the Water Authority easement general note to the cover sheet.
- g. Ensure each use of the easement adequately labels the easement as Public Water and Public Sanitary Sewer use.
- h. Coordination for a utility layout must take place for the proposed easement corridor prior to final sign off.

Transportation

- i. Widen sidewalk to 6' and access easement to 22'.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 23RD, 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.

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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](#). 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](#). 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 \(May 12, 2025 17:22 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr

Tim Aldrich, 4135 Montgomery Blvd NE Suite C Albuquerque, NM 87109

PR-2024-01039 May 7th, 2025 Notice of Decision - DHO

Final Audit Report

2025-05-12

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