

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946



OFFICIAL NOTICE OF DECISION
January 21, 2026

Greater Albuquerque Habitat
for Humanity
4900 Menaul Blvd. NE
Albuquerque, NM 87110

Project# PR-2022-007986
Application#
MAJOR_PLT-2025-00022 MAJOR PRELIMINARY
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

UNPLATTED LANDS, TOWN OF ATRISCO
GRANT zoned **R-1B** located at **4221 64TH ST**
NW between **64th ST & BILL CODY DRIVE**
NW containing approximately **1.0** acre(s).
(F-10)

On January 21, 2026, 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 proposes to subdivide the Unplatted Lot, Block 0 of the Town of Albuquerque Grant Subdivision into six separate tracts: Lot 1 (0.1963) acres, Lot 2 (0.1286) acres, Lot 3 (0.1196) acres, Lot 4 (0.1627) acres, Lot 5 (0.1146) acres and Lot 6 (0.1297) acres.
2. The subject property is approximately one acre in size. Because the project includes public infrastructure improvements-such as residential paving, sidewalks, water utilities, and curb and gutter, it is classified as a major subdivision and is reviewed pursuant to Section 6-6(K)(1)(a)(3) of the IDO.
3. The subject property is zoned R-1B (Residential – Single-Family Zone District) and is located at 4221 64th Street NW.

4. The subject property is located within an Area of Consistency and is not within any designated Center, Corridor, or Protection Overlay zone district.
5. On April 2, 2025, a Sketch Plat for the proposed platting action was reviewed by Development Facilitation Team (DFT) staff per PR-2022-007986, PA-2025-00060.
6. 6-6(L)(3)(a) A Preliminary Plat 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 this criterion.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. Per 6-6(L)(2)(D), 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.
9. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
10. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

CONDITIONS

The Major Preliminary Plat was approved with the following conditions:

Planning

- a. The date of the DHO approval shall be recorded on the Plat.
- b. The Project and Application numbers must be added to the Final Plat and the Infrastructure List.
- c. Prior to final sign-off of the Plat, AGIS must approve the DXF file and proof of approval must be provided.
- d. Show any existing conditions, as required by Section 5- 2(C) of the DPM, on the plat, if applicable.
- e. Show any existing easements within, along, or intersecting the Plat boundaries, as they must be depicted on the Plat per 5-1(H) of the DPM and 6-6(L)(3)(a) of the IDO.

Transportation

- f. 5' sidewalk along 64th to the must be added to the Infrastructure List.

Albuquerque Bernalillo County Water Utility Authority

- g. Please add the following note to the plat:

“ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.”

- h. The Infrastructure List must include public water and public sanitary sewer improvements with financial guarantee.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO’s decision or by **FEBRUARY 6, 2026**. 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).

Official Notice of Decision

Project # PR-2022-007986 Application# MAJOR_PLT-2025-00022

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Sincerely,

Robert L. Lucero, Jr.

[Robert L. Lucero, Jr. \(Jan 26, 2026 16:20:43 MST\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

Community Design Solutions, LLC., 9384 Valley Dr NW Suite 100, Albuquerque, NM 87114








PR-2022-007986_January_21_2026_Notice_of_Decision_DHO_Major_PP

Final Audit Report

2026-01-26

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