

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

Neil and Julie Jackson
8601 Eagle Rock Ave
Albuquerque, NM 87122

Project# PR-2025-020108
Application#
MAJOR_PLT-2025-00023 MAJOR
PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 27, UNIT 3 NORTH
ALBUQUERQUE ACRES zoned **R-1D**
located at **8601 EAGLE ROCK AVE NE**
between **MODESTO AVENUE NE** and
EAGLE ROCK AVENUE NE containing
approximately **0.8864** acre(s). **(C-20)**

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 is a request to dedicate 30' of public right-of-way to the City of Albuquerque. Per 6-6(K)(1)(a)(3) of the IDO, the infrastructure featured in in the associated Infrastructure List is "major public infrastructure," requiring a Major Preliminary Plat.
2. The subject property is currently zoned R-1D, is located at 8601 Eagle Rock Ave, NE, and is located within the Nor Este Neighborhood Association. The property is not located within any Premium Transit, Major Transit, or Main Street Corridor Areas or any noted overlay zones. The property is shown to be in an Area of Consistency surrounded by other areas of consistency.

3. On September 24, 2025, a Sketch Plat for the proposed platting action was reviewed by Development Facilitation Team (DFT) staff per PR-2025-020108, PA-2025-00277.
4. Per 6-6(L)(2)(D), Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
5. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major 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.
6. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
7. All signatures from the surveyor, property owner(s), and the City Surveyor are featured on the Plat, and signatures from the utilities and AMAFCA must be obtained on the future Final Plat.
8. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Hydrology

1. Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement

Planning

2. Project and Application numbers must be added to the cover sheet of the Plat and Infrastructure list.
3. Date of DHO approval must be added to the cover sheet of the Plat.
4. All utility signatures and AMAFCA's signature must be added to the cover sheet of the plat prior to the placement of the future Final Plat on a DHO agenda.
5. An Infrastructure Improvements Agreement (IIA) based on the Infrastructure List must be submitted with the future Final Plat prior to its placement on a DHO agenda.

6. AGIS approved the DXF is required prior to Final Plat.
7. The 'Certificate of Municipal Approval' section can be removed from the Plat, as it is unnecessary.
8. Provide confirmation if there are 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.
9. Provide confirmation that the existing conditions per 5-2(C) of the DPM are shown on the Plat, if they exist.

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).

Sincerely,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Jan 26, 2026 16:20:55 MST)

Robert L. Lucero, Jr.
Development Hearing Officer

RLL/jb/jr

John Stapleton, Community Design Solutions, 9384 Valley View Dr NW, Albuquerque NM 87114








PR-2025-020108_January_21_2026_Notice_of_Decision_DHO_Major_PP

Final Audit Report

2026-01-26

Created:	2026-01-24
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6kb2RqM7v8B8GpuoGVcPPCGEiUsZJwT-

"PR-2025-020108_January_21_2026_Notice_of_Decision_DHO_Major_PP" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-01-24 - 0:31:57 AM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature
2026-01-24 - 0:32:01 AM GMT
-  Email sent to Jay Rodenbeck (jrodenbeck@cabq.gov) bounced and could not be delivered
2026-01-24 - 0:32:06 AM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)
2026-01-26 - 11:18:33 PM GMT
-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-01-26 - 11:20:53 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
Signature Date: 2026-01-26 - 11:20:55 PM GMT - Time Source: server
-  Agreement completed.
2026-01-26 - 11:20:55 PM GMT