

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
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OFFICIAL NOTICE OF DECISION December 3, 2025

Scott T Ashcraft
8330 Washington PL NE
Albuquerque, NM, 87113

Project# PR-2019-002573
Application#
MAJOR PLT-2025-00019 EXTENSION OF
PRELIMINARY PLAT

LEGAL DESCRIPTION:

**Lot/Tracts 2 & 3, Block 17, N ABQ ACRES TR 1
UNIT 3** zoned **R-1D**, located at **8400
GLENDALE AVE on GLENDALE BETWEEN
BARSTOW and VENTURA** containing
approximately **1.7728** acre(s). **(B-20)**

On December 3, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to extend the approval of the Preliminary Plat for 8400 & 8420 Glendale which was originally approved by the DHO on December 4th, 2024 per PR-2019-002573 / SD-2024-00157. The approval included subdividing two existing lots, Lots 3 and 4, Block 17, North Albuquerque Acres, Tract 1, Unit 3, into three lots (Lot 3-A at 0.5899 acres, Lot 3-B at 0.5895 acres, and Lot 3-C at 0.5890 acres).
2. An Infrastructure List was approved with the Preliminary Plat, which included major public infrastructure for roadway, curb/gutter, and sidewalk as well as a scour wall.
3. Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO. Pursuant to 14-16-6-4(W)(4) of the IDO, the applicant has made this extension request in writing prior to the expiration of the previous approval and the DHO, the original approving body, has made a decision using the same procedure required for the initial approval of the Preliminary Plat.

4. Per 6-4(W)(4)(b) of the IDO, the applicant submitted a letter of justification for the extension, requesting the extension for necessary time for completion of the Final Plat, with all required criteria being met. With this extension, the Preliminary Plat shall be valid until December 4, 2026.

The Applicant requested the extension of the preliminary plat approval for one (1) year, requesting the extended time frame to adequately address the required infrastructure for the construction of the floodwall that was required to protect the FEMA floodplain.

5. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

Sincerely,

Brennon Williams

[Brennon Williams \(Dec 12, 2025 17:25:37 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/jb/jr


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Final Audit Report


2025-12-13


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