

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 November 19, 2025

Tulane Properties, Inc.
Bo Johnson
9384 Valley View Dr. NW, Ste. 100
Albuquerque, NM 87114

Project# PR-2021-005862
Application#
MAJOR_PLT-2025-00014 PRELIMINARY PLAT
DHOWVR-2025-00030 DHO WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 16D2, EL RANCHO GRANDE UNIT
16 zoned **R-1A** located on **GIBSON BLVD**
SW between **GIBSON BLVD SW** and
DELGADO ROAD SW containing
approximately **16.4472 acre(s)**. **(M-08, N-08)**

On November 19, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced applications and approved the requests, with conditions of approval, based on the following Findings:

1. This is a request for a Major Preliminary Plat to subdivide Tract 16-D-2, El Rancho Grande, Unit 16, located on Gibson Boulevard SW in Albuquerque, New Mexico, into 7 tracts and 103 residential lots. The proposed development consists of approximately 16.4472 acres.
2. The applicant is also requesting a DHO waiver to IDO section 5-4-F-2-b.
Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.
3. The property is located on Gibson Boulevard between Gibson Boulevard SW and Delgado Road SW zoned R-1A (Residential – Single-Family Zone District). It is within an area of consistency and not found within any special city centers or corridors.

4. Previously, on August 27, 2025, this project completed a DHO approval to vacate public easements labeled A, D, E, F, G, and J within the Tract 16-D-2, which covers the 16.5 acres, as part of Phase 3 of the El Rancho Grande residential subdivision.
5. On July 2, 2025, the Development Facilitation Team (DFT) reviewed a Sketch Plat for new subdivision and major plat application.
6. Future development must meet all applicable standards and provisions of the IDO and the DPM.
7. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

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.

8. Per 6-6(P)(3)(a) An application for a Waiver – DHO shall be approved if it complies with all of the following criteria:
 - a) There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 - b) The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 - c) The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - d) Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

The DHO determined that the review and decision criteria for a DHO Waiver were met and demonstrated within the justification letter, that the requirements of the IDO were being met, and the waiver would not being contrary to the public safety, health, or welfare. Including the following from the applicant, which were verbally determined at the hearing:

The existing alignment of Bowie Rd SW, established in a previous subdivision phase, constrains the configuration and depth of Lots 1–3 of Block 6. Relocating Bowie Rd would require extensive reconfiguration of existing lots, utilities, and infrastructure, making such a modification economically and technically impractical. This represents a pre-existing man-made obstruction that cannot be easily or economically relocated, consistent with Criterion 1(a). In addition, the requested waiver maintains the existing neighborhood pattern where residential lots back onto Gibson Blvd, preserving consistency with the surrounding subdivision layout as described in Criterion 1(c). The applicant has submitted a revised plat that begins curving the new extension of Bowie Rd SW to provide an open-space buffer behind lots 1-2 of block 1. However, lots 1-3 of block 6 are too close to the existing portion of Bowie Rd to provide a buffer while maintaining lot sizes consistent with the existing subdivision.

The proposed waiver satisfies all review and decision criteria in IDO §6-6(P)(3). The existing Bowie Rd SW alignment constitutes a pre-existing obstruction that cannot be economically or technically modified, and the requested waiver maintains consistency with the existing subdivision design and does not result in any adverse impacts or policy conflicts.

9. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
10. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat.

CONDITIONS

The Preliminary Plat was approved with the following conditions:

Planning

- a. Per IDO section 6-6(L)(2)(d) Final Plat required within 1 year after DHO approval of the Preliminary Plat.
- b. The Project and Application numbers must be added to the plat.
- c. Include a waiver detail note on the Plat.
- d. A recorded IIA is required prior to Final Plat.

Official Notice of Decision

Project # PR-2021-005862 Applications# MAJOR_PLT-2025-00014, DHOWVR-2025-00030

Page 4 of 4

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 8, 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,

Brennon Williams

[Brennon Williams \(Nov 26, 2025 14:23:30 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

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






PR-2021-005862_Nov_19_2025_Notice_of_Decision_DHO

Final Audit Report

2025-11-26

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