

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 December 3, 2025

Azeez Hindi
12825 Skyline Rd NE
Albuquerque, NM 87123

Project# PR-2023-008609
Application#
MINOR_PLT-2025-00060 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 3A, MANKIN INC zoned **MX-L**,
located at **12825 SKYLINE RD NE between I-**
40 and Skyline Rd NE containing
approximately **1.5561 acre(s). (L-22)**

On December 3, 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 is a request to subdivide one lot into two lots, located at 12825 Skyline Rd. NE; Lot 3-A-1 at 1.1647 acres in size, and Lot 3-A-2 at 0.3364 acres in size.
2. The subject property is located within the MX-L zone district. Development is subject to the standards and provisions of the IDO and DPM.
3. A Sketch Plat was completed for this site in May & July of 2023, followed by another in March of 2025. Previously, a platting action was completed as part of a CABQ project to dedicate ROW and extend a Parks & Recreation Trail that abuts the property. That action was approved by the DHO in March of 2024
4. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.

5. Per 6-6(K) 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 this criterion.
6. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
7. 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 DFT staff is conditioned as follows:

Planning

- a. Project and Application numbers must be added to the plat before final sign-off.
- b. Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- c. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.

Water Authority

- d. Add a 25' Public Water and Public Sanitary Sewer easement along the corridor noted as easement 'J' on the proposed plat. This easement can encompass the entire corridor or include only 25' of the easement.

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."

Official Notice of Decision

Project # PR-2023-008609 Application # MINOR_PLT-2025-00060

Page 3 of 3

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 18, 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 \(Dec 12, 2025 16:54:07 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Azeez Hindi, 12825 Skyline Rd NE, Albuquerque, NM 87123







PR-2023-008609 December 3, 2025 Notice of Decision - DHO

Final Audit Report

2025-12-12

Created:	2025-12-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM5iN2iEDR7PPSgpQYOjfm30BsZrSIXDa

"PR-2023-008609 December 3, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-12-12 - 7:23:59 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2025-12-12 - 7:24:04 PM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-12-12 - 11:53:32 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-12-12 - 11:54:05 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-12-12 - 11:54:07 PM GMT - Time Source: server
-  Agreement completed.
2025-12-12 - 11:54:07 PM GMT