

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

OFFICIAL NOTIFICATION OF DECISION

John Heuertz
4010 Carlisle Blvd. NE, Suite B
Albuquerque, NM 87107

Project# PR-2024-009976
Application#
MINOR_PLT-2025-00017 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOT A, BLOCK 6, HILTON ADDITION zoned
MX-L, located at **4010 CARLISLE BLVD NE**
between HILTON AVENUE NE AND SAN
ANDRES DRIVE NE containing approximately
0.7117 acre(s). (G-17)

On May 7th, 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 consolidate an existing lot with two vacated portions of right-of-way: a 12-foot portion of Carlisle Blvd NE previously approved by deed on September 12th, 1961 and a 4,440 square foot, 25-foot alleyway to the east of the subject property approved by the City Council on October 7th, 2024 per EC-24-220.
2. The subject property is zoned MX-L (Mixed-Use – Low Intensity Zone District). Future development must be consistent with the underlying zone district.
3. Per 6-6(K)(3) 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. The application meets these criteria once all conditions of approval are met (identified below).

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

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

- a. The application number must be added to the Plat.
- b. A copy of the AGIS-approved DXF file must be submitted.
- c. The date of the DHO approval shall be recorded on the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **May 23rd, 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 \(May 12, 2025 18:00 MDT\)](#)

Brennon Williams

Development Hearing Officer

Official Notice of Decision

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BW/jr

CSI-Cartesian Surveys, Inc., P.O. Box 44414, Rio Rancho, NM 87174


PR-2024-009976 May 7th, 2024 Notice of Decision - DHO


Final Audit Report


2025-05-13


Created:	2025-05-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnDGBjCU31pyir3KzkDMAZkSNa9r9ufZT


"PR-2024-009976 May 7th, 2024 Notice of Decision - DHO" History


 Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-05-12 - 11:52:13 PM GMT

 Document emailed to brennonwilliams295@gmail.com for signature
2025-05-12 - 11:52:17 PM GMT

 Email viewed by brennonwilliams295@gmail.com
2025-05-13 - 0:00:14 AM GMT

 Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-05-13 - 0:00:31 AM GMT

 Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-05-13 - 0:00:33 AM GMT - Time Source: server

 Agreement completed.
2025-05-13 - 0:00:33 AM GMT