

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

Hunter Greene
P.O. Box 40471
Albuquerque, NM 87196

Project# PR-2024-010352
Application#
MINOR_PLAT-2025-00061 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

Lot/Tract 43/NLY PORTION OF
ALVARADO GARDENS UNIT 2, zoned R-A,
located at 2827 and 2837 RIO GRANDE
BLVD NW between CANDELARIA RD AND
CAMPBELL RD NW containing
approximately 1.675 acre(s). (G-12)

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 a request to subdivide one existing lot and two existing tracts into seven lots and one tract (Lots 1 thru 5 and Tract A, Caminito Verde Subdivision; Lot 6-A and 6-B, Boulevard Gardens Subdivision) as follows:
 - i. Lot 6 becomes 6-A, from .1492 deeded acres to .1714 acres.
 - ii. MAP 34 Tract 16 A1 becomes Lot 6-B, from .33 deeded acres to .1452
 - iii. Lot 43 Alvarado gardens of 1.18 deeded acres is subdivided into the new lots 1-5 and Tract A
 - iv. The lot line I adjusted between lots 4 and 5, so that Lot 4 becomes .1794 acres and Lot 5 becomes .1751 acres.

2. A Minor Plat on the subject property was reviewed and approved by the DHO on October 29, 2025, Minor_PLT-2025-00055, the lot line adjustment (iv.) between lots 4 and 5 was not included at that time.
3. On January 2, 2025, the Zoning Hearing Examiner (ZHE) approved a Variance of 3,593 sq. ft. to the required 10,890 sq. ft. minimum lot size standard required in the R-A zone Lot for 43/NLY Portion of, Block 0000, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW per VA-2024-00223.
2. The subject property is zoned R-A, and is located within an Area of Consistency and within Character Protection Overlay Zone Rio Grande Blvd (CPO-11)
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. This request complies with this criterion.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
5. 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.
6. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
7. An Infrastructure List (IL) is included with this request.

CONDITIONS

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

- a. The Variance, VA-2024-00223, to the lot size must be noted on the Plat.
- b. The project and application numbers must be added to the Plat.
- c. The date of the DHO approval shall be recorded on the Plat.
- d. The AGIS office must approve the DXF file and proof of approval must be provided.
- e. A recorded Infrastructure Improvements Agreement (IIA) is required.

- f. The existing building(s) on the site which encroaches on the lot boundaries between Lots 3, and 4 and 4 and 5, must be removed prior to the final sign-off of the Final Plat. Evidence of the demolition/removal of the building must be submitted.

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 \(Dec 12, 2025 17:55:52 MST\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

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

PR-2024-010352 December 3, 2025 Notice of Decision - DHO

Final Audit Report

2025-12-13

Created:	2025-12-13
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9rlbrr9Ck9TmDKRZd2ZSkbwO3E9dDjUZ

"PR-2024-010352 December 3, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2025-12-13 - 0:51:23 AM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature
2025-12-13 - 0:51:27 AM GMT
-  Email viewed by brennonwilliams295@gmail.com
2025-12-13 - 0:53:57 AM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams
2025-12-13 - 0:55:50 AM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)
Signature Date: 2025-12-13 - 0:55:52 AM GMT - Time Source: server
-  Agreement completed.
2025-12-13 - 0:55:52 AM GMT