

**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**

Saenz Elsa & Scobell Rafael  
229 Kathryn Ave SE  
Albuquerque, NM 87102

**Project# PR-2025-020022**  
**Application#**  
**MINOR\_PLT-2025-00024 PRELIMINARY/FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Lots/Tracts 55 & 56, MITCHELLS—J C FIRST  
ADDITION zoned R-1A, located at 229  
KATHRYN AVENUE SE between KATHRYN  
AVE SE NEAR JOHN STREET SE containing  
approximately 0.107 acre(s). (L-14)**

On May 21<sup>st</sup>, 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 two separate lots –Tracts 55 & 56 of Block 3 in the Mitchells J C First Addition Subdivision–into a single lot. The property is located at 229 Kathryn Ave SE. After the consolidation, the new lot will be labeled as Lot 55-A and will have a total area of 0.1052 acres.
2. The subject property is zoned R-1A (Residential – Single-Family 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. This request complies with these criteria.

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, and the utility companies are provided on the Plat.
7. Determinations that the 10-foot alley Right-of-Way will remain as is per the DPM standards. Additionally, the existing sidewalk along the subject property, as specified in Section 7, Table 7.2.29 of the DPM, have been approved as part of this request.

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## CONDITIONS

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

- a. AGIS DXF file and proof of approval must be provided.
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The Application number must be added to the plat.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 9<sup>TH</sup>, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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.

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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,

*Robert Lucero*

[Robert Lucero \(May 30, 2025 13:19 MDT\)](#)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

CIS – Cartesian Surveys Inc., Ryan J. Mulhall, P.O. Box 44414, Rio Rancho, NM 87174

# PR-2025-020022 May 21st, 2025 Notice of Decision - DHO

Final Audit Report

2025-05-30

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