

**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

CARLISLE & I-40 LLC
7620 Jefferson St NE
Albuquerque, NM, 87109-4340

Project# PR-2024-010078
Application#
MINOR_PLT-2025-00018 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS A THRU C, INDIAN PLAZA UNIT 1
zoned **MX-L**, located at **2101 CARLISLE BLVD**
NE between CARLISLE BLVD NE AND INDIAN
SCHOOL RD NE containing approximately
3.6595 acre(s). (H-16)

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 three existing parcels into two new lots, identified as Lots A thru C of the Indian Plaza Units 1 Subdivision, located at 2101 Carlisle Blvd NE, and dedicates right-of-way to the City of Albuquerque and grants easements as depicted on the Plat.
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. The property is located just west of a Minor Arterial Street, as designated in the Long-Range Roadway System (LRRS). It falls the Near Heights Community Planning Areas (CPA) and is designated as an area of Change. While it is not part of any Character Protection overlay zone, it is within the boundaries of the Major Transit Corridor.

4. An Infrastructure List was submitted with the Plat.
5. 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).
6. 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.
7. 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.
- d. A recorded Infrastructure Improvements Agreement (IIA) 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 **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.

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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,

Brennon Williams

[Brennon Williams \(May 12, 2025 18:00 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

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

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Final Audit Report

2025-05-13

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