

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

Alberto Almeida & Maria  
c/o Priscilla Smith  
2659 Vista Manzano Pl NE  
Rio Rancho, NM 87144

**Project# PR-2025-020016**  
**Application#**  
**MINOR\_PLT-2025-00028 PRELIMINARY/FINAL**  
**PLAT**

### LEGAL DESCRIPTION:

For all or a portion of: **Lots/Tracts 1 thru 3, ANDERSON ADDN NO 2** zoned **R-1A**, located at **714 SUMMER between 7<sup>th</sup> ST and 8<sup>th</sup> ST NW** containing approximately **0.11** acre(s). **(J-14)**

On July 16, 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 Lots 1,2 & 3 of the Anderson Addition #2 Subdivision into the new "1A" lot of approximately 0.1091 acres.
2. The subject property is zoned R-1A and is located within the Character Protection Overlay (CPO-12) zone district. Future development must be consistent with IDO and DPM requirements.
3. The subject property is located within 1,320ft (1/4 mi) of the Main Street Corridor area and the Central ABQ Community Planning Areas (POA). Additionally, the property is located within the boundaries of the Wells Park Neighborhood Association and is located within the Area of Consistency.

4. A Sketch Plat for this request was reviewed by the Development Facilitated Team (DFT) on March 5, 2025.
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. This request complies with this criterion.
6. Signatures from utility companies, AMAFCA, the City Surveyor, Surveyor, and property owner have been obtained on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. 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.
9. A Determination was approved with this request to allow the existing 4-foot sidewalk to remain at its current width.

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## CONDITIONS

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

- a. The AGIS office must approve the DXF file and proof of approval must be provided. The DXF file package must be submitted to AGIS at:  
[platgisreview@cabq.gov](mailto:platgisreview@cabq.gov).
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The Project and Application numbers must be added to the Plat.
- d. Add DHO Determination detail as a note 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 **AUGUST 1, 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.

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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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Jul 24, 2025 17:35:11 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr

K2OmniGroup / Brielle Smith, 5700 University Blvd SE Suite 330, Albuquerque, NM 87106







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Final Audit Report

2025-07-24

|                 |  |
|-----------------|--|
| Created:        | 2025-07-24                                   |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)          |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAiVOy-QZPm69u1Q3bBOgpVsKsuJ9CdPj2 |

## "PR-2025-020016 July 16, 2025 Notice of Decision - DHO" History

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