

**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**

Native American Pueblo Parent  
Resources (NAPPR) Inc.  
4105 Silver Ave SE  
Albuquerque, NM 87108

**Project# PR-2025-020048**  
**Application#**  
**MINOR\_PLT-2025-00011 PRELIMINARY/FINAL**  
**PLAT**

### **LEGAL DESCRIPTION:**

For all or a portion of:

**Lots/Tracts 16, 17, 18 MESA GRANDE ADDN**  
zoned **MX-M**, located at **4105 SILVER AVE**  
**between MONTCLAIRE DR SE AND SIERRA**  
**DRIVE NE** containing approximately **0.4393**  
acre(s). **(K-17)**

On April 23<sup>rd</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 three separate lots into single lot. The lots are legally described as Tracts 16, 17 and 18 of Block 7 in the Mesa Grande Subdivision, located at 4105 Silver Ave SE and 110 Montclaire Dr SE. Once combined, the new lot will be designated as Lot 16-A. The total area of the newly created lot will be 0.4393 acres in size.
2. The subject property is zoned MX-M (Mixed-Use – Medium 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. 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.

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## CONDITIONS

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

- a. The Project and application numbers must be added to the Plat.
- b. The date of the DHO approval shall be recorded on the Final Plat.
- c. The AGIS office must approve the DXF file and proof of approval must be provided.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 09<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.

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).

Official Notice of Decision

Project # PR-2025-020048 Application# MINOR\_PLT-2025-00011

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Sincerely,

*Brennon Williams*

[Brennon Williams \(Apr 27, 2025 10:00 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/mi/jr

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

# PR-2025-020048 April 23rd, 2025 Notice of Decision - DHO

Final Audit Report

2025-04-27

|                 |  |
|-----------------|--|
| Created:        | 2025-04-27                                 |
| By:             | Jay Rodenbeck (jrodenbeck@cabq.gov)        |
| Status:         | Signed                                     |
| Transaction ID: | CBJCHBCAABAA0BvxvXjw5CoeTcVA_twt1dwr4IW21r |

## "PR-2025-020048 April 23rd, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2025-04-27 - 3:32:28 PM GMT
-  Document emailed to brennonwilliams295@gmail.com for signature  
2025-04-27 - 3:32:32 PM GMT
-  Email viewed by brennonwilliams295@gmail.com  
2025-04-27 - 3:59:55 PM GMT
-  Signer brennonwilliams295@gmail.com entered name at signing as Brennon Williams  
2025-04-27 - 4:00:26 PM GMT
-  Document e-signed by Brennon Williams (brennonwilliams295@gmail.com)  
Signature Date: 2025-04-27 - 4:00:28 PM GMT - Time Source: server
-  Agreement completed.  
2025-04-27 - 4:00:28 PM GMT