



OFFICIAL NOTICE OF DECISION

February 25, 2026

Volcano Cliffs, Inc.
4112 Blue Ridge Pl. NE
Albuquerque, NM 87111-4167

Group I U26 VC LLC RM 115
2400 Louisiana Blvd. NE Bldg. 3
Albuquerque, NM 87110-4303

Project #: PR-2025-020092

Application #

MAJOR_PLT-2025-00016 MAJOR PRELIMINARY PLAT

LEGAL DESCRIPTION:

For all or a portion of:

**LT 1A-1 BLK 3 PLAT OF LTS 1A-1 & 4A-1 BLK 3
VOLCANO CLIFFSSUBD UNIT 26 (A REPL OF BLK 3
TOGETHER WITH A PORT OF KIMMICK DR NW &
CALLE NORTENA NW VOLCANO CLIFFS SUBD),
LT 4A-1 BLK 3 (EXCL N'LY PORT OUT TO R/W) PLAT
OF LTS 1A-1 & 4A-1 BLK 3 VOLCANO CLIFFS SUBD
UNIT 26 (A REPL OF BLK 3 TOGETHER WITH A PORT
OF KIMMICK DRIVE NW & CALLE NORTENA zoned
MX-L, MX-M, located at SOUTH EAST CORNER OF
PASEO AND KIMMICK containing approximately
12.1364 acre(s). (C-11)**

On Feb 25, 2026, 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 dedicate 0.3458-acres of right-of-way to the City of Albuquerque, creating Lot 1A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26 at 6.9127-acres in size, and Lot 4A-1-A, Block 3, Volcano Cliffs Subdivision, Unit 26 at 4.8778-acres in size.
2. On October 10, 2019, the Environmental Planning Commission (EPC) approved a Zoning Map Amendment on the western portion of the subject property comprising Lots 1A-1-A from MX-L to MX-M per PR-2019-002663, RZ-2019-00043.
3. On August 16, 2022, the Zoning Hearing Examiner (ZHE) approved a Conditional Use for a taproom on the eastern portion of the subject property comprising Lot 4A-1-A per PR-2022-007292, VA-2022-00198. Per Table 6-4-3 of the IDO, this Conditional Use has expired as the use has not begun and it has been more than 2 years after issuance unless the issuance has been extended.
4. On August 6, 2025, Development Facilitation Team (DFT) staff reviewed the Sketch Plat of the request per PR-2025-020092, PA-2025-00225.

5. The subject property is zoned MX-M for Lot 1A-1-A, Block 3, and MX-L for Lot 4A-1-A, Block 3. Future development must conform with the underlying zoning requirements and other IDO and DPM requirements, including the VPO-2 (including the Height Restrictions Sub-area) and CPO-13 requirements.
6. Per the configuration of the proposed lots in this request, the VPO-2 requirements, including the Height Restrictions Sub-area per 3-6(E)(1) of the IDO, will apply for any future development to the entirety of the subject property for this request.
7. A portion of Tract 4A-1-A, Block 3 is located within 330-feet of Major Public Open Space. Therefore, the Major Public Open Spaces Edges provision per 5-2(J)(1) of the IDO would apply to future development in the portion of this tract within the noted area.
8. On September 18, 2025, a Conceptual Grading & Drainage Plan on the subject property was approved per HYDR-2025-00311.
9. On October 28, 2025, a Certificate of No Effect was issued by the Acting City Archaeologist per PR-2025-020092, AC-2025-00022.
10. The subject site is not unsuitable for subdividing under Subsection 5-4(C)(2) of the IDO, because the application does not affect the applicability of any overlay zone or height restriction contained therein.
11. The application does not implicate sensitive lands because the slopes do not exceed the thresholds set forth in the IDO in reference to the 10-foot USGS topographical mapping, and because the City Certificate of No Effect addresses 5-2(C)(2)(g) concerning sensitive archaeological sites. No other types of sensitive lands under 5-2(C)(2) are at issue.
12. Documentation has been provided in the application submittal confirming that a Pre-Submittal Tribal Meeting request was distributed to the tribes, pueblos and nations offering a Pre-Submittal Tribal Meeting per 6-4(B) of the IDO. Reviewing the documentation provided, staff determined that the Pre-Submittal Tribal Meeting documentation was sufficient. The applicant confirmed that no meeting request responses were received within 15 calendar days of the notifications/meeting offer being distributed; therefore, a Pre-Submittal Tribal Meeting isn't required per 6-4(B)(3) of the IDO.
13. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
14. All signatures from the surveyor, property owner(s), and the City Surveyor are provided on the Plat.
15. An Infrastructure List (IL) was submitted with this request; a recorded Infrastructure Improvements Agreement (IIA) based on the approved IL must be submitted with the future required Final Plat submittal prior to the acceptance, processing, and placement of the Final Plat on a DHO agenda.
16. The submittal of a Final Plat is required within one year of Preliminary Plat approval per Table 6-4-3 of the IDO.

17. Per 6-6(L)(3) Review and Decision Criteria, an application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria. 6-6(L)(3)(a) A Preliminary Plat 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.

CONDITIONS

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

Transportation

- a. Add appropriate 6' sidewalk along Paseo del Norte to the Infrastructure List using Procedure 'C' to coordinate with current City project.

Planning

- b. The project and application numbers for this request must be added to the IL.
- c. The IL must be signed/executed by the agent, owner, or an engineer with the project.
- d. The DHO date of approval 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 **MARCH 13, 2026**. 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,

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Mar 2, 2026 07:06:42 MST)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jr

Modulus Architects, 8220 San Pedro Dr. NE, Suite 520, Albuquerque, NM 87113

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Thông báo v? cách Ti?p c?n Ngôn ng?. Chúng tôi cung c?p các d?ch v? thông d?ch mi?n phí d? giúp quý v? giao ti?p v?i chúng tôi. N?u quý v? c?n giúp d?, quý v? có th? yêu c?u thông d?ch t?i b?t c? qu?y d?ch v? nào trong S? c?a chúng tôi, t?a l?c t?i tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

PR-2025-020092_February_25_2026_Notice_of _Decision_DHO

Final Audit Report

2026-03-02

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|-----------------|--|
| Created: | 2026-03-02 |
| By: | Jay Rodenbeck (jrodenbeck@cabq.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAfXdIBotpKiOQTTODoF5G_B_Bm-kXrk5O |

"PR-2025-020092_February_25_2026_Notice_of_Dcision_DHO " History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-03-02 - 1:38:41 PM GMT
-  Document emailed to Robert Lucero (robert@luceroLawpc.com) for signature
2026-03-02 - 1:38:46 PM GMT
-  Email viewed by Robert Lucero (robert@luceroLawpc.com)
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-  Signer Robert Lucero (robert@luceroLawpc.com) entered name at signing as Robert L. Lucero, Jr.
2026-03-02 - 2:06:40 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)
Signature Date: 2026-03-02 - 2:06:42 PM GMT - Time Source: server
-  Agreement completed.
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