

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

George B. Haney
1030 Jefferson Street SE
Albuquerque, NM 87108

Project# PR-2025-020104
Application#
MINOR_PLT-2025-00046 PRELIMINARY/FINAL
PLAT

LEGAL DESCRIPTION:

Lot/Tract 4, Block 8, BARON BURG HEIGHTS
MENDELSBERGS zoned **MX-L**, located at **513**
ORTIZ DR SE between **ZUNI ROAD SE** and
BELL AVENUE SE containing approximately
1.07 acre(s). (L-18, L-17)

On September 24, 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 nine existing lots into a single lot (Lot 4-A, Block 8, Mendelsburg's Subdivision, at 1.0810 acres in size) by adding two R-MH-zoned lots, which would allow for the construction of a proposed multi-family development.
2. The subject property is zoned MX-L (Mixed-Use – Low Intensity). Future development must be consistent with the IDO and DPM requirements.
3. The subject property is located within the Kirtland Air Force Base (KAFB) Military Influence Area. KAFB and City Aviation were notified of this application per 6-4(I)(7) of the IDO as commenting agencies. The subject property is not located within any Character Protection Overlay zone or major center.

4. On September 18, 2025, the Environmental Planning Commission (EPC) approved a Zone Map Amendment (ZMA) per ZMA-2025-00011, a request to rezone two lots totaling 0.31 acres from R-MH (Residential – Multifamily High-Density) to MX-L (Mixed-Use – Low Intensity). The subject property for the ZMA includes all or part of Lots 5 and 6, Block 8, Mendelsburg Baron Burg Heights, located on Ortiz Dr. SE.
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 Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
7. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies and AMAFCA are provided on the Plat.
8. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
9. 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.

CONDITIONS

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

Planning

- a. The project and application numbers must be added to the Plat.
- b. A Zoning Certificate must be issued for this case after the appeal period ends on October 3, 2025.
- c. Proof of Zone Map Amendment (ZMA) Notice of Decision (NOD) must be submitted.
- d. A copy of the AGIS-approved DXF file must be submitted.
- e. The date of the DHO approval shall be recorded on the Plat.

- f. If infrastructure is required, an Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

Transportation

- g. Add widening of sidewalk along Ortiz from 3.5' to 5' to an infrastructure list.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **OCTOBER 10, 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.

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 \(Sep 30, 2025 17:35:57 MDT\)](#)

Brennon Williams
Development Hearing Officer

BW/mi/jr

Community Design Solutions, LLC., 9384 Valley View Dr NW Suite 100, Albuquerque, NM 87114

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Final Audit Report

2025-09-30

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