

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

Dynamic Ventures, LLC
3701 Princeton Dr. NE
Albuquerque, NM 87102

Project# PR-2025-020112

Application#

**MINOR_PLT-2025-00045 PRELIMINARY/ FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of:

**Lot/Tract 3, CUTTER INDUSTRIAL PARK UNIT
6 zoned NR-LM, located at 3601 and 3701
PRINCETON DRIVE NE on WEST SIDE OF
PRINCETON DRIVE NE between AZTEC
ROAD NE AND COMANCHE ROAD NE
containing approximately 2.4618 acre(s).
(G-16)**

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 eliminate a lot line between Lot 3, Unit 6 of Cutter Industrial Park, Unit 6, and an unplatted tract within Section 3, Township 10 North, Range 3 East, and subdivide the subject property into three new lots: Lot 3-A at 1.4527-acres in size, Lot 3-B at 0.5084-acres in size, and Lot 3-C at 1.4527-acres in size.
2. The subject property is zoned NR-LM (Non-Residential – Light Manufacturing), is located at 3701 and 3601 Princeton Dr. NE, and is in an Area of Change. Future development must be consistent with the IDO and DPM requirements.
3. The subject property is not located within any city centers or corridors.

4. 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.
5. The Plat has been prepared, signed, and sealed by a licensed New Mexico surveyor.
6. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
7. A copy of the AGIS-approved DXF file has been submitted.
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. All signatures from the surveyor, property owner(s), the City Surveyor, and the utility companies are provided on the Plat.

CONDITIONS

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

- a. A parking exhibit that illustrates the land uses for each lot and identifies the required parking spaces.
- b. Proof of a firewall due to Lots 3-B and 3-C bisecting an existing building in accordance with Building Code requirements.
- c. Project and Application numbers must be added to the Plat.
- d. The date of the DHO approval shall be recorded 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 **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.

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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,



[Brennon Williams \(Sep 30, 2025 17:33:46 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/am/jr

Tim Aldrich, 4135 Montgomery Blvd. NE, Suite C, Albuquerque, NM 87109

PR-2025-020112 September 24, 2025 Notice of Decision - DHO

Final Audit Report

2025-09-30

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