

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

Dreamspring / Accion New Mexico  
2000 Zearing Ave. NW  
Albuquerque, NM 87104

**Project# PR-2024-010883**  
**Application#**  
**SD-2024-00156 PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**TRACT 1, LANDS OF ACCION NEW MEXICO**  
**zoned NR-LM, located at 2000 ZEARING AVE**  
**NW between RIO GRANDE BLVD NW and**  
**19TH ST NW containing approximately**  
**1.6456 acre(s). (H-13)**

On November 13th, 2024, 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 create two new tracts from one existing tract, dedicates 0.0254-acres of right-of-way for Zearing Ave NW to the City of Albuquerque to accommodate widened sidewalk, and grants a cross-lot access and parking agreement with Tract 2 and the proposed Tract 1-B.
2. The subject property is zoned NR-LM (Non-Residential Light Manufacturing). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
4. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

5. This request complies with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer/zone; the sidewalk fronting along Zearing Ave. is around 3' in width on average along the subject property. The Applicant has included an Infrastructure List covering the widening of the sidewalk along Zearing with the application packet to bring it into compliance with the DPM.
6. 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 criteria.
7. 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.

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## CONDITIONS

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

- a. Recorded Infrastructure Improvements Agreement (IIA).
- b. The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **DECEMBER 2<sup>ND</sup>, 2024**. 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(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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

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Sincerely,

*Robert Lucero*

[Robert Lucero \(Nov 15, 2024 13:53 MST\)](#)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb/jr

CSI – Cartesian Surveys, Inc P.O box 44414, Rio Rancho, NM 87174






# PR-2024-010883 November 13th, 2024 Notice of Decision

Final Audit Report

2024-11-15

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