

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

Paradise Hills Holding Company  
C/O Michael McLaughlin  
10355 Centrepark Dr. Suite 200  
Houston, TX 77043-1371

**Project# PR-2018-001183**  
**Application#**  
**MINOR\_PLT-2025-00035** PRELIMINARY/ FINAL  
PLAT

### LEGAL DESCRIPTION:

For all or a portion of:

**TRACT A-1, ALBUQUERQUE WEST, UNIT 2**  
zoned **NR-C**, located at **4570 PARADISE BLVD**  
**between PASEO DEL NORTE NW AND**  
**PARADISE BLVD NW** containing  
approximately **3.4826** acre(s). **(C-13)**

On August 13, 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 subdivide existing Tract A-1 into two tracts (tract A-1-A at 2.0581 acres in size and Tract A-1-B at 1.4245 acres in size) located at/or near **4570 Paradise Blvd.**
2. The subject property is zoned NR-C and is located in an Area of Change. Future development must be consistent with IDO and DPM requirements.
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. All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
5. Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within three 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. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

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## CONDITIONS

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

### ABCWUA

- A. The following note must be added to the plat: **"Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."**

### Transportation

- A. Ensure that the infrastructure list is amended to show proposed multi-use trail along Paseo del Norte.

### Planning

- A. The project and application numbers must be added to the Plat.
- B. A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- C. 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 **AUGUST 29, 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.

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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,

*Robert L. Lucero, Jr.*

Robert L. Lucero, Jr. (Aug 20, 2025 21:18:30 MDT)

Robert L. Lucero, Jr.

Development Hearing Officer

RLL/jb

Tierra West, 5571 Midway Park Pl NE, Albuquerque NM 87109







# PR-2018-001183 August 13, 2025 Notice of Decision - DHO

Final Audit Report

2025-08-21

Created:	2025-08-20
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXFkDvfn1keJwcHhf1KBNv31BhjdLakcJ

## "PR-2018-001183 August 13, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2025-08-20 - 7:49:35 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature  
2025-08-20 - 7:49:41 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)  
2025-08-21 - 3:17:55 AM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2025-08-21 - 3:18:28 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)  
Signature Date: 2025-08-21 - 3:18:30 AM GMT - Time Source: server
-  Agreement completed.  
2025-08-21 - 3:18:30 AM GMT