

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

Greater Albuquerque Habitat for Humanity
4900 Meanul Blvd NE
Albuquerque, NM 87110

**Project# PR-2022-006877 aka
PR-2025-020090**

**Application#
MINOR_PLT-2025-00034 PRELIMINARY/FINAL
PLAT**

LEGAL DESCRIPTION:

For all or a portion of: **1A, ARMIJO ADDN**
zoned **R - 1B**, located at **2309 WILLIAM ST SE**
BETWEEN WILLIAM STREET SE and CLIFTON
AVENUE SE containing approximately **0.2283**
acre(s). **(L-14)**

On August 27, 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 a 0.2283-acre lot property, located at 2309 Williams St SE, into two lots: Lot 1-A-1 at 0.1131 acres in size, and Lot 1-A-2 at 0.1146 acres in size.
2. The subject property is zoned R-1B (Single-family Zone District). Future development must be consistent with the IDO and the DPM requirements.
3. The subject property was reviewed for a Sketch Plat by the Development Review Board (DRB) on April 27, 2022 per PR-2022-006627, PS-2022-00080.
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. Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
6. All signatures from the surveyor, property owner(s), the City Surveyor, are provided on the Plat.
7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.
8. Because the newly created lots are smaller than the minimum lot size required under IDO Section 5-1-(C)(2)(b) for Contextual Residential Development in Area of Consistency, the applicant submitted a request for lot size deviation with the platting request per 6-4(N) of the IDO, and provided justification per the criteria of 6-4(N)(3) of the IDO, demonstrating compliance with the required criteria.
9. The applicant submitted a determination request to retain the existing sidewalk widths of 2.5 feet along Clifton Avenue and 4 feet along Williams Street SE in lieu of the required 5 feet sidewalk. Transportation had no objection to the determination request, and determination request was approved with the platting request.

CONDITIONS

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

Planning

- a. Lines for signatures on the plat need to be corrected.
- b. The date of the DHO approval shall be recorded on the Plat.
- c. The AGIS office must approve the DXF file and proof of approval must be provided.
- d. The Project and Application numbers must be added to the Plat.
- e. A note must be added to the Plat indicating the determination approval by the DHO.
- f. A note must be added to the Plat indicating the deviation approval by the DHO.

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

Robert L. Lucero, Jr.

Robert L. Lucero, Jr. (Sep 5, 2025 11:42:54 MDT)

Robert L. Lucero

Development Hearing Officer

RLL/mi/jr

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







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Final Audit Report

2025-09-05

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"PR-2022-006877 AKA PR-2025-020090 August 27, 2025 Notice of Decision - DHO" History

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