

**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**

Danmar Construction LLC  
5215 Edith Blvd. NE  
Albuquerque, NM 87107

**Project# PR-2024-010005**  
**Application#**  
**MINOR\_PLT-2025-00038 PRELIMINARY/FINAL**  
**PLAT**

**LEGAL DESCRIPTION:**

For all or a portion of: **LT 23-A BLK 11 PLAT  
OF LT 23-A BLK 11 VALLEY VIEW  
ADDNCONT .1389 AC** zoned **MX-T**, located  
at **334 – 336 ADAMS ST between ZUNI RD  
AND COAL AVE** containing approximately  
**0.1389** acre(s). **(K-17)**

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 request is to subdivide Lot 23-A, Block 11, of the Valley View Addition Subdivision into two new lots (Lot 23-A-1 and Lot 23-A-2), each measuring approximately 0.0695 acres in size.
2. The subject property is zoned MX-T and it is located within the Character Protection Overlay (CPO-8) zone district. Future development must be consistent with the IDO and the DPM requirements.
3. The subject property is within the Central/Highland/Upper Nob Hill Adopted Plan. Additionally, the property is located within 1,320 feet (1/4 mile) of both the Main Street Corridor Area and the Premium Transit Station Areas.

4. A Sketch Plat (PS-2024-00040) was reviewed on March 6, 2024.
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 utility companies, AMAFCA, the City Surveyor, Surveyor, and property owner have been obtained on the Plat. Signatures from Hydrology, Transportation, and Water Utility Authority are obtained on Form PLT.
7. 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.
8. 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 DFT staff is conditioned as follows:

Planning

- a. The date of the DHO approval shall be recorded on the Final Plat.
- b. Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- c. The project and application numbers must be added to the Plat.
- d. A signature line for Hydrology must be added to 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 21:17:01 MDT)

Robert L. Lucero Jr.

Development Hearing Officer

RLL/mi/jr/rr

Consensus Planning / Jonathan Turner, 302 8<sup>th</sup> St NW, Albuquerque, NM 87102







# PR-2024-010005 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:	CBJCHBCAABAA2UJFINIHmFMojGEb4Tr3kdR54pkuy11

## "PR-2024-010005 August 13, 2025 Notice of Decision - DHO" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2025-08-20 - 11:09:51 PM GMT
-  Document emailed to Robert Lucero (robert@lucerolawpc.com) for signature  
2025-08-20 - 11:09:55 PM GMT
-  Email viewed by Robert Lucero (robert@lucerolawpc.com)  
2025-08-21 - 3:16:05 AM GMT
-  Signer Robert Lucero (robert@lucerolawpc.com) entered name at signing as Robert L. Lucero, Jr.  
2025-08-21 - 3:16:59 AM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@lucerolawpc.com)  
Signature Date: 2025-08-21 - 3:17:01 AM GMT - Time Source: server
-  Agreement completed.  
2025-08-21 - 3:17:01 AM GMT